

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** East Renton & Suburbs / 32

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 973

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$75,800	\$161,200	\$237,000	\$248,300	95.4%	7.55%
<b>2003 Value</b>	\$79,100	\$167,800	\$246,900	\$248,300	99.4%	7.21%
<b>Change</b>	+\$3,300	+\$6,600	+\$9,900		+4.0%	-0.34%
<b>% Change</b>	+4.4%	+4.1%	+4.2%		+4.2%	-4.50%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.34% and -4.50% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$77,200	\$142,700	\$219,900
<b>2003 Value</b>	\$80,600	\$149,200	\$229,800
<b>Percent Change</b>	+4.4%	+4.6%	+4.5%

Number of one to three unit residences in the Population: 7525

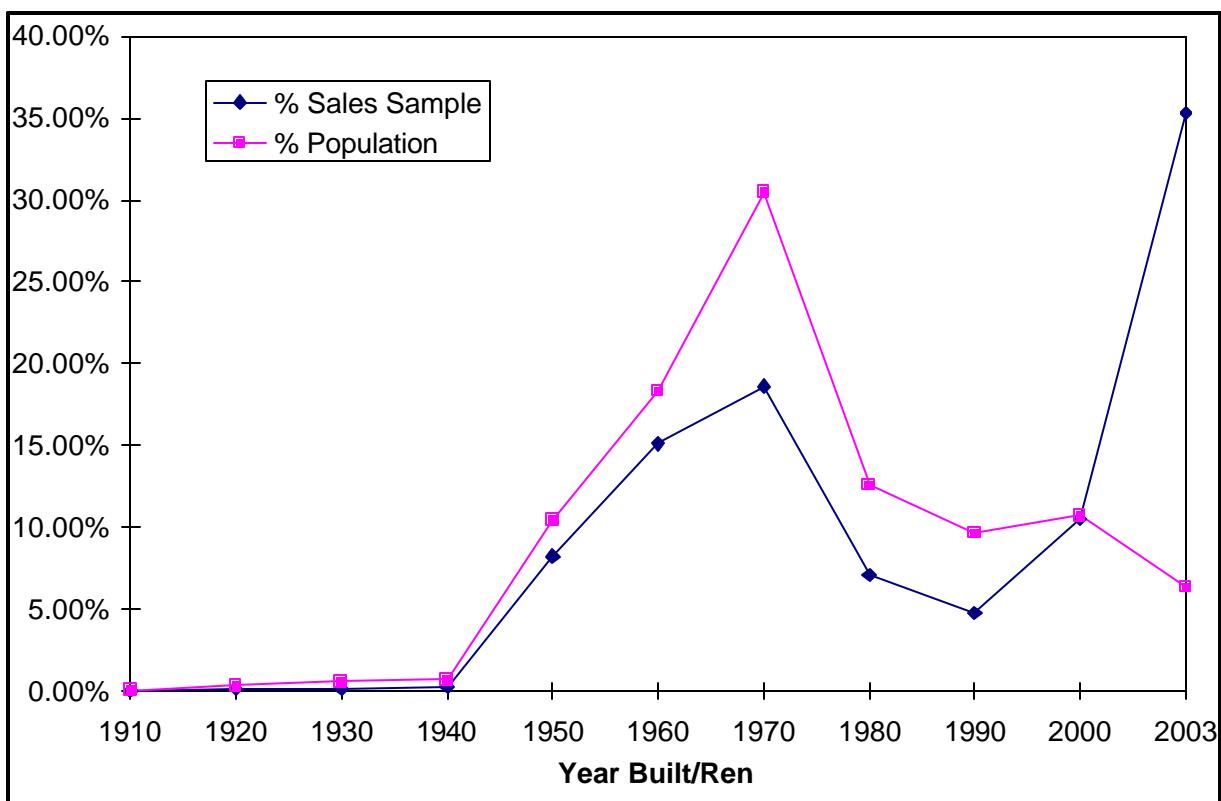
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with Major Number 947570, a 2001 built plat in Sub Area 4, had a higher average ratio (assessed value/sales price) than other properties, so the formula adjusted these parcels downward more than other properties in the area. Sub Area 3 also was statistically significant, in that the assessment ratio was lower than Sub Areas 4, 5, and 7; therefore, the formula adjusted Sub Area 3 higher than the other sub areas. The formula adjusts for these differences, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.10%
1930	1	0.10%
1940	2	0.21%
1950	80	8.22%
1960	147	15.11%
1970	181	18.60%
1980	69	7.09%
1990	46	4.73%
2000	102	10.48%
2003	344	35.35%
	973	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	23	0.31%
1930	41	0.54%
1940	51	0.68%
1950	785	10.43%
1960	1377	18.30%
1970	2292	30.46%
1980	947	12.58%
1990	727	9.66%
2000	804	10.68%
2003	476	6.33%
	7525	

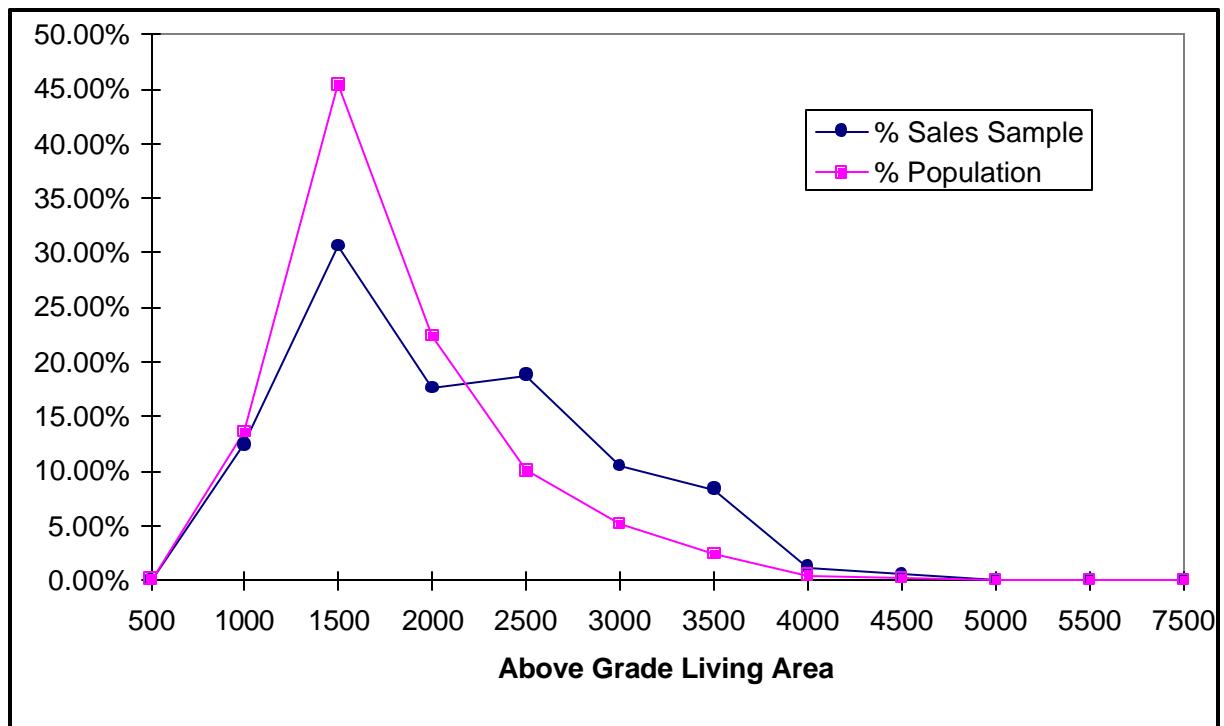


Sales of new homes built in the last three years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	121	12.44%
1500	298	30.63%
2000	171	17.57%
2500	183	18.81%
3000	102	10.48%
3500	81	8.32%
4000	12	1.23%
4500	5	0.51%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	973	

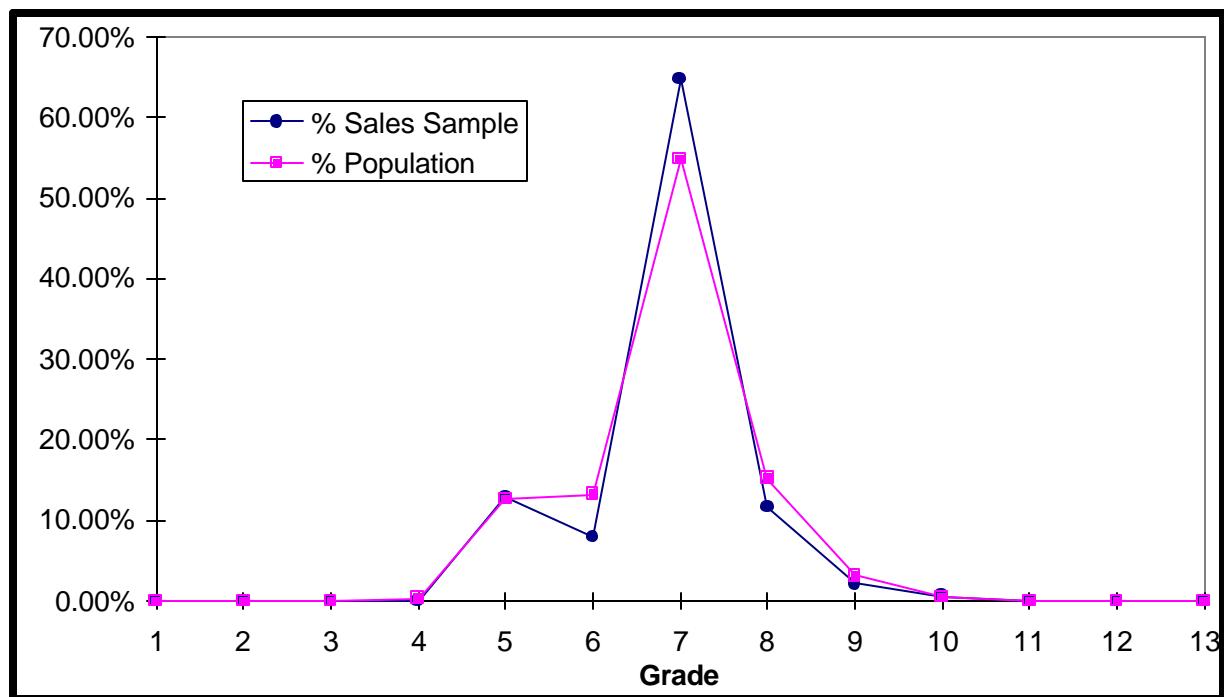
<b>Population</b>		
AGLA	Frequency	% Population
500	8	0.11%
1000	1024	13.61%
1500	3417	45.41%
2000	1683	22.37%
2500	756	10.05%
3000	390	5.18%
3500	184	2.45%
4000	37	0.49%
4500	19	0.25%
5000	3	0.04%
5500	3	0.04%
7500	1	0.01%
	7525	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

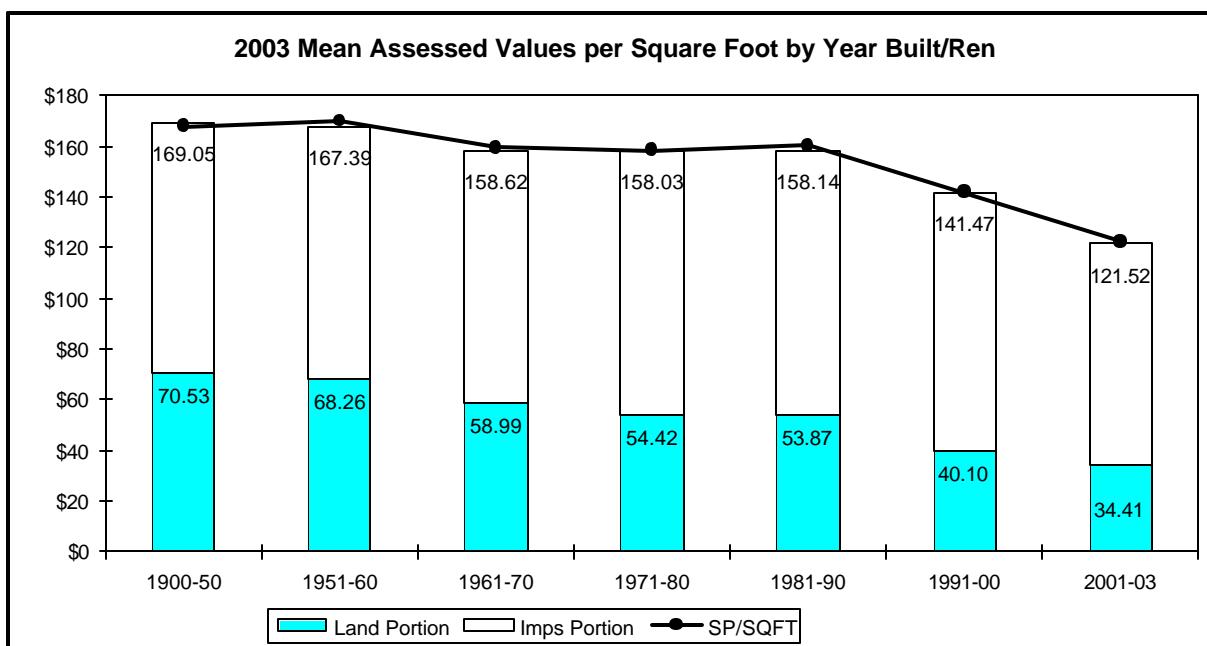
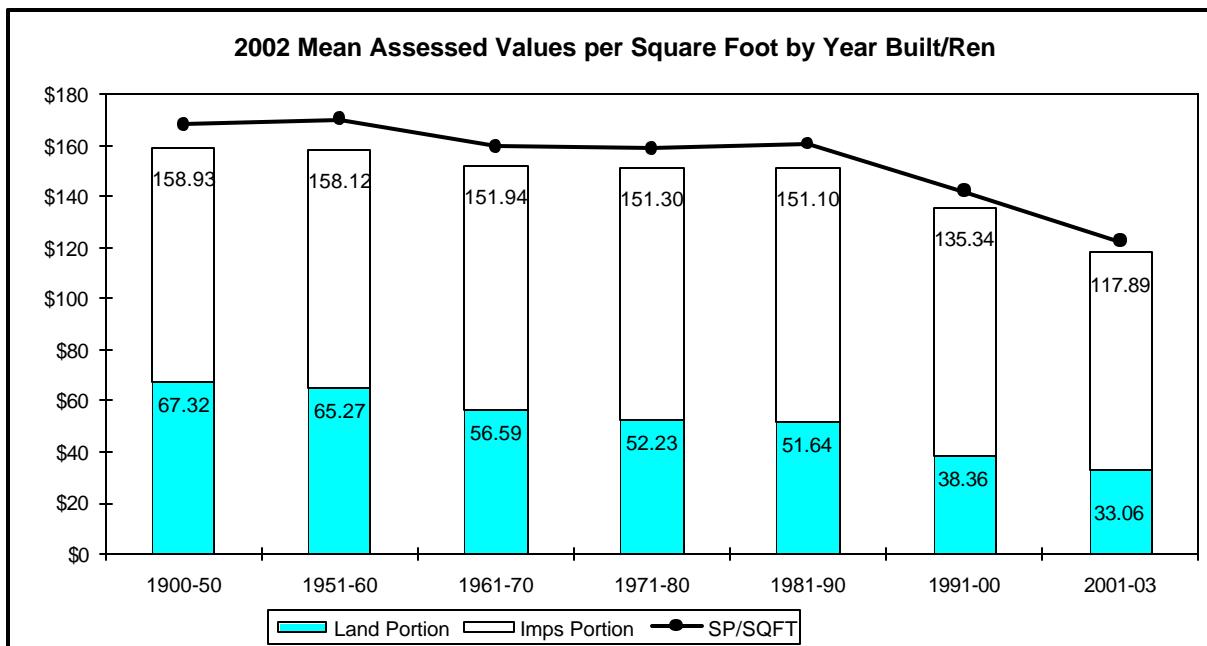
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	2	0.03%
3	0	0.00%	3	3	0.04%
4	0	0.00%	4	27	0.36%
5	125	12.85%	5	953	12.66%
6	77	7.91%	6	997	13.25%
7	630	64.75%	7	4130	54.88%
8	114	11.72%	8	1143	15.19%
9	21	2.16%	9	233	3.10%
10	6	0.62%	10	35	0.47%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	973			7525	



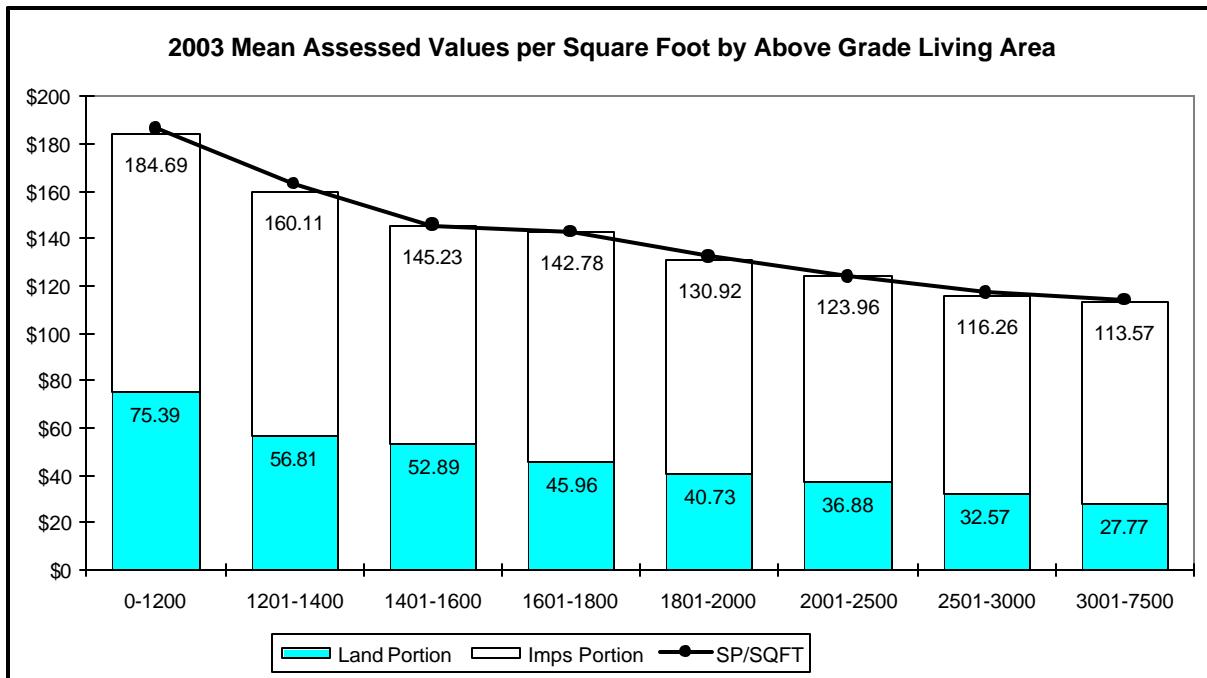
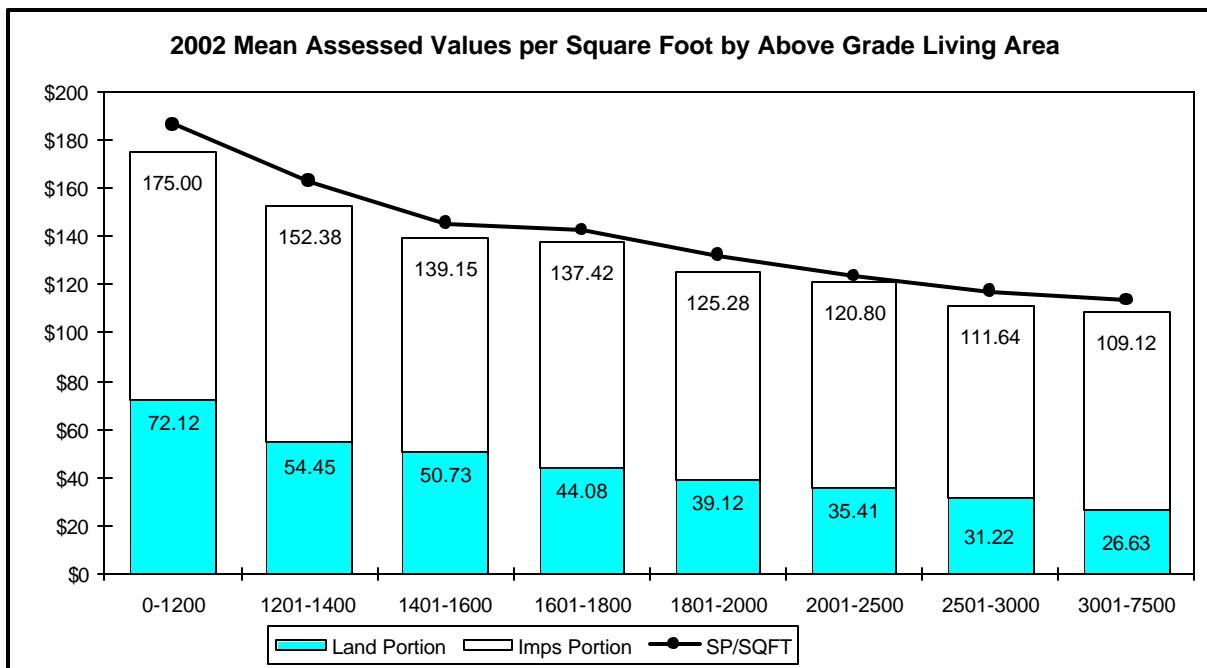
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



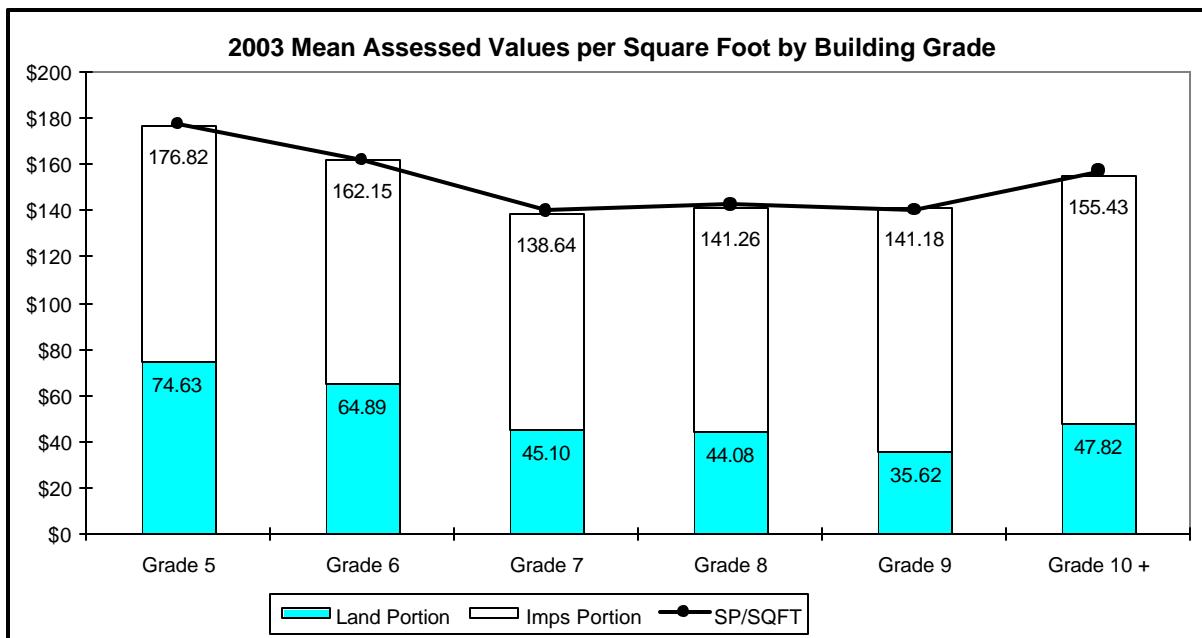
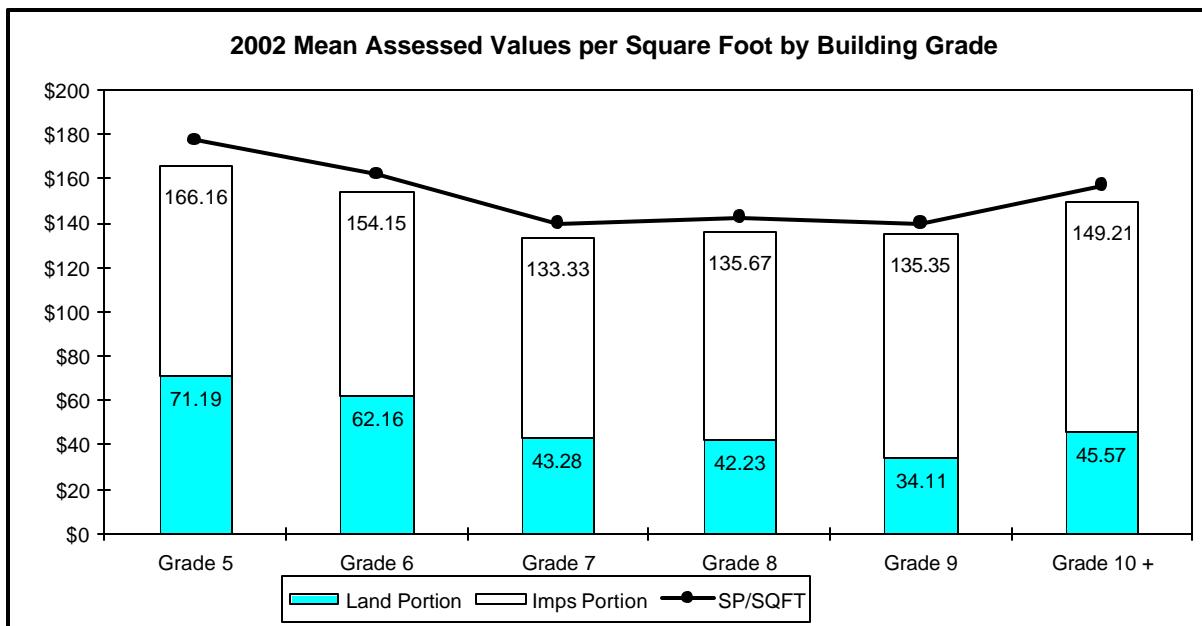
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the 21 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 973 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with Major Number 947570, a 2001 built plat in Sub Area 4 had a higher average ratio (assessed value/sales price) than other properties, so the formula adjusted these parcels downward more than other properties in the area. Sub Area 3 also was statistically significant, in that the assessment ratio was lower than Sub Areas 4, 5, and 7; therefore, the formula adjusted Sub Area 3 higher than the other sub areas. The formula adjusts for these differences, thus improving equalization.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / (0.9593598 + (-0.02314675 * \text{Sub3}) + (0.09548223 * \text{Plat 947570}))$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.041)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.041).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.041, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 32 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.24%

<b>Subarea 3</b>	<b>Yes</b>
% Adjustment	2.58%
<b>Major 947570</b>	<b>Yes</b>
% Adjustment	-9.44%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in Subarea 3 would *approximately* receive a 6.8% upward adjustment (4.24% + 2.58%).

Generally Subarea 3 improved parcels were at a lower assessment level than the other subareas. Improved parcels in Windsong, Div. 1 were at a higher assessment level than the average. This model corrects for these strata differences.

70.8% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 32 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
947570	Windsong, Div. 1	36	41	88%	SE-10-23-5	4	7	2001	4 <sup>th</sup> St. N.E. and 142nd Ave SE

## Area 32 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	125	0.938	0.998	6.4%	0.984	1.012
6	77	0.956	1.005	5.1%	0.989	1.021
7	630	0.957	0.993	3.8%	0.987	0.999
8	114	0.951	0.990	4.1%	0.977	1.002
9	21	0.969	1.010	4.3%	0.974	1.046
10	6	0.952	0.991	4.2%	0.929	1.054
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1960	231	0.936	0.992	6.0%	0.982	1.001
1961-1970	181	0.956	0.998	4.4%	0.986	1.009
1971-1980	69	0.955	0.997	4.4%	0.978	1.016
1981-1990	46	0.945	0.988	4.6%	0.967	1.009
1991-2000	102	0.953	0.996	4.4%	0.983	1.008
2001-2003	344	0.963	0.994	3.2%	0.987	1.001
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	6	0.974	1.018	4.5%	0.889	1.147
Average	628	0.958	0.994	3.8%	0.989	0.999
Good	323	0.945	0.994	5.1%	0.985	1.002
Excellent	16	0.962	1.008	4.8%	0.977	1.039
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	510	0.944	0.991	5.0%	0.985	0.998
1.5	12	0.940	0.982	4.5%	0.938	1.026
2	451	0.963	0.997	3.5%	0.990	1.003

## Area 32 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=1000	121	0.940	0.995	5.9%	0.982	1.009
1001-1500	298	0.942	0.989	5.0%	0.981	0.997
1501-2000	171	0.952	0.992	4.2%	0.981	1.003
2001-2500	183	0.975	1.000	2.7%	0.991	1.010
2501-3000	102	0.952	0.991	4.1%	0.978	1.005
>=3001	98	0.960	0.999	4.1%	0.983	1.015
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	939	0.957	0.996	4.1%	0.992	1.001
Y	34	0.893	0.941	5.4%	0.913	0.968
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	969	0.954	0.994	4.2%	0.990	0.999
Y	4	0.972	1.011	4.1%	0.888	1.135
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3	280	0.931	0.991	6.5%	0.982	1.001
4	291	0.962	0.989	2.8%	0.981	0.996
5	259	0.965	1.005	4.0%	0.996	1.013
7	143	0.952	0.990	4.0%	0.977	1.004

## Area 32 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

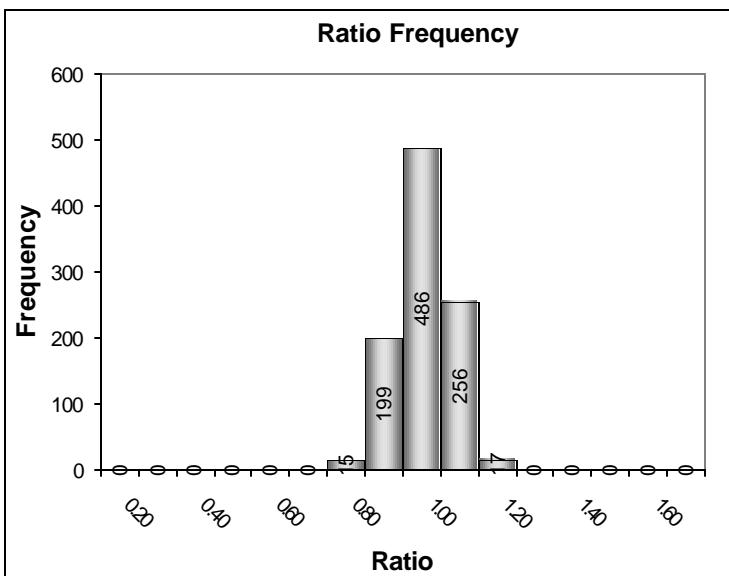
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=5000	157	0.979	1.005	2.8%	0.997	1.014
5001-8000	412	0.949	0.992	4.5%	0.985	0.999
8001-12000	218	0.954	0.997	4.5%	0.987	1.006
12001-16000	70	0.945	0.986	4.4%	0.969	1.003
16001-20000	41	0.964	1.003	4.1%	0.975	1.031
20001-30000	43	0.946	0.985	4.1%	0.961	1.008
30001-43559	15	0.944	0.982	4.0%	0.935	1.029
1AC-6AC	17	0.942	0.982	4.2%	0.932	1.032
Plat 947570	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	937	0.951	0.994	4.6%	0.989	0.999
Y	36	1.053	0.996	-5.4%	0.983	1.009

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> S.E. / Team - 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/30/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>32 - East Renton &amp; Suburbs</b>	<b>Appr ID:</b> <b>JMET</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	973		
<b>Mean Assessed Value</b>	237,000		
<b>Mean Sales Price</b>	248,300		
<b>Standard Deviation AV</b>	68.189		
<b>Standard Deviation SP</b>	70.609		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.956		
<b>Median Ratio</b>	0.960		
<b>Weighted Mean Ratio</b>	0.954		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.768		
<b>Highest ratio:</b>	1.151		
<b>Coefficient of Dispersion</b>	6.08%		
<b>Standard Deviation</b>	0.072		
<b>Coefficient of Variation</b>	7.55%		
<b>Price Related Differential (PRD)</b>	1.002		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.953		
<i>Upper limit</i>	0.965		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.952		
<i>Upper limit</i>	0.961		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	7525		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.072		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	973		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	475		
# ratios above mean:	498		
<i>Z:</i>	0.737		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



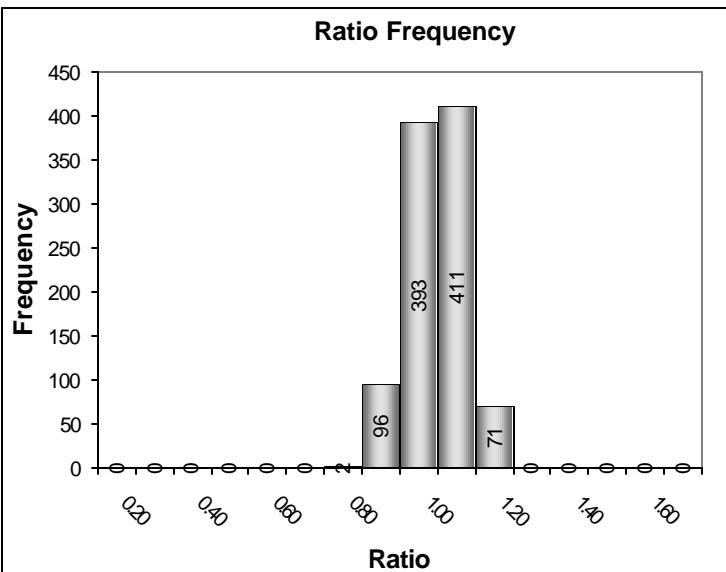
### COMMENTS:

1 to 3 Unit Residences throughout area 32

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> S.E. / Team - 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/30/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>32 - East Renton &amp; Suburbs</b>	<b>Appr ID:</b> <b>JMET</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	973		
<b>Mean Assessed Value</b>	246,900		
<b>Mean Sales Price</b>	248,300		
<b>Standard Deviation AV</b>	69,697		
<b>Standard Deviation SP</b>	70,609		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.994		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.797		
<b>Highest ratio:</b>	1.198		
<b>Coefficient of Dispersion</b>	5.74%		
<b>Standard Deviation</b>	0.072		
<b>Coefficient of Variation</b>	7.21%		
<b>Price Related Differential (PRD)</b>	1.003		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.006		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.002		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	7525		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.072		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	973		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	474		
# ratios above mean:	499		
<i>Z:</i>	0.801		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 32

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	041800	0035	02/21/02	142300	660	0	5	1952	4	5115	N	N	671 PIERCE CT NE
3	041800	0220	08/09/01	155000	660	0	5	1952	4	5200	N	N	3400 NE 6TH PL
3	041800	0010	05/02/01	149950	660	0	5	1952	4	6509	N	N	3606 NE 7TH PL
3	041800	0460	10/23/02	153000	670	0	5	1952	4	5200	N	N	3616 NE 6TH ST
3	722750	0880	06/21/02	159000	690	0	5	1942	3	4702	N	N	807 DAYTON AV NE
3	042200	0080	03/21/01	135000	700	0	5	1954	4	5500	N	N	774 QUEEN AV NE
3	042300	0100	09/13/01	143000	700	0	5	1954	4	6500	N	N	863 QUEEN AV NE
3	042000	0030	02/27/01	144000	700	0	5	1953	4	5000	N	N	651 REDMOND AV NE
3	041800	0530	05/01/02	146900	700	0	5	1952	4	6674	N	N	3600 NE 6TH PL
3	042100	0045	08/21/01	147500	700	0	5	1953	4	5200	N	N	667 REDMOND AV NE
3	042200	0075	04/22/02	149990	700	0	5	1954	4	5500	N	N	778 QUEEN AV NE
3	042200	0070	04/03/02	170000	700	0	5	1954	4	5500	N	N	810 QUEEN AV NE
3	042100	0655	07/01/02	137000	700	0	5	1953	3	6900	N	N	617 TACOMA AV NE
3	042100	0540	07/01/02	159000	700	0	5	1953	3	5830	N	N	612 TACOMA AV NE
3	042100	0345	08/22/02	152500	700	0	5	1953	3	6195	N	N	726 SHELTON AV NE
3	722750	0235	07/16/01	130000	720	0	5	1942	4	5040	N	N	2205 NE 9TH PL
3	722750	1335	11/26/02	146000	720	0	5	1942	4	4650	N	N	2209 NE 6TH PL
3	722750	1910	11/04/02	151800	720	0	5	1942	2	5665	N	N	651 HARRINGTON AV NE
3	722750	2015	04/30/02	141950	720	0	5	1942	4	4950	N	N	2709 NE 6TH PL
3	722750	1830	06/04/01	137900	720	0	5	1942	4	4446	N	N	676 EDMONDS AV NE
3	722750	2060	11/19/01	145000	720	0	5	1942	4	5159	N	N	569 HARRINGTON AV NE
3	722750	2410	02/27/01	140215	720	0	5	1942	4	5405	N	N	668 CAMAS AV NE
3	722750	2320	09/23/02	153000	720	0	5	1942	4	6159	Y	N	675 DAYTON AV NE
3	722750	0905	04/05/02	164000	720	0	5	1942	4	4322	N	N	755 DAYTON AV NE
3	722750	0735	07/16/01	182700	720	0	5	1942	4	4845	N	N	807 EDMONDS AV NE
3	722750	2430	11/26/02	149847	720	0	5	1942	3	4927	N	N	682 CAMAS AV NE
3	722750	0975	06/14/01	129500	720	0	5	1942	3	5291	N	N	850 ABERDEEN AV NE
3	722750	1565	05/02/02	144950	720	0	5	1942	3	5330	N	N	659 EDMONDS AV NE
3	722750	0975	08/22/02	143500	720	0	5	1942	3	5291	N	N	850 ABERDEEN AV NE
3	092305	9112	03/14/01	155000	730	0	5	1945	4	16552	N	N	1116 QUEEN AV NE

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**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	041800	0420	03/01/01	134450	730	0	5	1952	4	5000	N	N	3504 NE 6TH ST
3	041800	0420	07/11/02	145000	730	0	5	1952	4	5000	N	N	3504 NE 6TH ST
3	041800	0115	04/26/01	147500	740	0	5	1952	4	5668	N	N	3318 NE 7TH PL
3	041800	0230	12/17/01	149999	740	0	5	1952	4	5200	N	N	3412 NE 6TH PL
3	041800	0150	06/17/02	169900	740	0	5	1952	4	5200	N	N	3407 NE 7TH PL
3	041800	0055	07/26/01	164500	740	0	5	1952	3	5820	N	N	3518 NE 7TH PL
3	722750	1495	01/08/01	129950	750	0	5	1942	4	5065	N	N	2208 NE 6TH PL
3	722750	1620	02/06/02	148000	750	0	5	1942	4	5560	N	N	2412 NE 6TH PL
3	722750	0760	07/22/02	150000	750	0	5	1942	4	4756	N	N	763 EDMONDS AV NE
3	722750	1975	07/11/01	159900	750	0	5	1942	4	8100	N	N	645 GLENNWOOD CT NE
3	041800	0260	11/15/02	152000	750	0	5	1952	4	5200	N	N	3413 NE 6TH PL
3	722750	1500	12/17/01	156150	750	0	5	1942	4	5176	N	N	2204 NE 6TH PL
3	722750	1575	11/26/02	159950	750	0	5	1942	4	5551	N	N	654 DAYTON AV NE
3	722750	0155	05/14/01	149000	750	0	5	1942	3	5095	N	N	2326 NE 9TH PL
3	041800	0180	05/24/01	193000	770	0	5	1954	4	5200	N	N	3307 NE 7TH PL
3	722750	1905	08/11/01	168000	770	320	5	1942	4	5886	N	N	671 HARRINGTON AV NE
3	041800	0165	10/01/02	165000	770	280	5	1953	4	5200	N	N	3325 NE 7TH PL
3	041800	0170	08/15/02	172000	770	0	5	1953	4	5200	N	N	3319 NE 7TH PL
3	722750	1255	10/23/01	146000	790	0	5	1942	4	5228	N	N	2206 NE 7TH ST
3	041800	0335	08/28/02	127500	790	0	5	1952	3	5200	N	N	3404 NE 6TH ST
3	042300	0135	11/07/01	151950	800	0	5	1954	5	5952	N	N	810 OLYMPIA AV NE
3	042500	0205	10/11/01	141000	800	0	5	1955	4	5700	N	N	3512 NE 9TH ST
3	042500	0245	03/20/01	145950	800	0	5	1954	4	7070	N	N	3501 NE 9TH ST
3	042500	0205	05/01/02	150000	800	0	5	1955	4	5700	N	N	3512 NE 9TH ST
3	042500	0210	06/07/01	158000	800	0	5	1954	4	5700	N	N	3518 NE 9TH ST
3	042400	0015	10/18/02	165500	800	0	5	1954	4	6000	N	N	3405 NE 10TH ST
3	042300	0020	07/25/02	140000	800	0	5	1954	3	5400	N	N	854 QUEEN AV NE
3	041800	0195	03/15/01	150000	820	140	5	1954	4	5200	N	N	3306 NE 6TH PL
3	042400	0115	04/23/01	141999	820	0	5	1954	4	6000	N	N	3407 NE 9TH ST
3	722750	2370	01/10/01	159000	820	470	5	1942	3	4995	N	N	604 CAMAS AV NE
3	041800	0370	05/09/02	175900	830	0	5	1952	4	5200	N	N	3619 NE 6TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	722750	2325	04/22/02	157900	840	0	5	1942	5	5890	Y	N	671 DAYTON AV NE
3	722750	2295	03/05/02	149995	860	0	5	1942	4	5786	N	N	686 CAMAS AV NE
3	722750	1120	01/23/02	146000	860	0	5	1942	4	6800	N	N	2303 NE 8TH PL
3	722750	0440	06/11/02	158950	860	0	5	1942	4	9208	N	N	935 FERNDALE CIR NE
3	722750	0075	01/11/02	160000	860	0	5	1942	4	5800	N	N	2108 NE 9TH ST
3	722750	1510	10/26/01	150000	870	0	5	1942	4	5657	N	N	2108 NE 6TH PL
3	722750	1465	08/01/01	157000	870	0	5	1942	3	5185	N	N	2308 NE 6TH PL
3	041800	0475	06/04/01	170000	890	0	5	1952	4	5768	N	N	3634 NE 6TH ST
3	722750	0100	01/16/01	175500	890	0	5	1942	3	10900	N	N	2198 NE 9TH PL
3	722750	1395	10/23/02	140000	900	0	5	1942	3	4872	N	N	2207 NE 7TH ST
3	773610	0010	06/13/01	173000	910	0	5	1940	3	22350	N	N	1215 MONROE AV NE
3	722750	2380	03/14/01	148000	920	0	5	1942	4	4969	N	N	612 CAMAS AV NE
3	042100	0635	04/24/01	143700	930	0	5	1953	4	4800	N	N	3922 NE 6TH ST
3	722750	0865	12/19/01	151000	930	0	5	1942	4	4743	N	N	821 DAYTON AV NE
3	722750	1855	05/14/01	164800	960	240	5	1942	4	6272	N	N	644 FERNDALE PL NE
3	042300	0245	03/12/01	160000	960	0	5	1954	4	6000	N	N	3507 NE 8TH ST
3	042100	0375	09/12/02	179500	960	0	5	1954	4	6240	N	N	3912 NE 7TH ST
3	042300	0145	06/26/02	168500	960	0	5	1954	4	5880	N	N	3510 NE 8TH ST
3	042300	0225	08/20/02	176000	960	0	5	1954	3	6000	N	N	3601 NE 8TH ST
3	042100	0090	11/01/02	150000	970	0	5	1953	4	10244	N	N	3801 NE 7TH ST
3	722750	0805	11/29/01	168000	970	0	5	1942	3	5851	N	N	800 DAYTON AV NE
3	722750	2140	07/17/01	165000	1000	0	5	1942	4	5600	N	N	2612 NE 5TH PL
3	722750	0495	09/26/01	172950	1010	0	5	1942	5	7557	N	N	920 FERNDALE CIR NE
3	722750	1155	11/12/02	170000	1010	0	5	1942	4	5973	N	N	2214 NE 8TH ST
3	041800	0550	06/13/02	159990	1020	0	5	1952	3	5000	N	N	657 QUEEN AV NE
3	722750	0855	05/02/02	171000	1040	0	5	1942	4	4950	N	N	855 DAYTON AV NE
3	041800	0030	09/24/02	173000	1050	0	5	1952	4	4848	N	N	668 PIERCE CT NE
3	722750	1345	04/27/01	153000	1070	0	5	1942	4	5700	N	N	2217 NE 6TH PL
3	722750	2095	01/23/01	174000	1070	0	5	1942	4	5355	N	N	2505 NE 6TH PL
3	042100	0625	09/21/01	179500	1100	0	5	1953	4	5665	N	N	3910 NE 6TH ST
3	041800	0025	03/27/01	165000	1110	0	5	1952	4	6509	N	N	3530 NE 7TH PL

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	041800	0060	10/23/02	174500	1130	0	5	1952	4	8100	N	N	3512 NE 7TH PL
3	041800	0355	08/15/01	153350	1140	0	5	1952	4	5000	N	N	3428 NE 6TH ST
3	722750	0670	08/26/02	177650	1140	0	5	1942	3	5400	N	N	2519 NE 9TH ST
3	722750	0845	04/18/01	135000	1150	0	5	1942	4	7873	N	N	858 CAMAS AV NE
3	722750	2215	03/20/02	158000	1150	0	5	1942	3	5814	N	N	639 FERNDALE AV NE
3	722750	0315	04/17/02	153950	1150	0	5	1942	3	7211	N	N	2312 NE 9TH ST
3	722750	2240	06/28/01	140000	1150	0	5	1942	3	9520	N	N	615 FERNDALE AV NE
3	722750	1770	08/02/01	128865	1150	0	5	1942	2	5130	N	N	665 FERNDALE PL NE
3	722750	1185	05/03/02	162950	1200	0	5	1942	4	4744	N	N	2205 NE 8TH ST
3	042500	0255	04/24/01	166000	1200	0	5	1954	4	7070	N	N	3513 NE 9TH ST
3	722750	1225	09/21/01	145000	1200	0	5	1942	4	5204	N	N	751 CAMAS AV NE
3	722750	0140	01/18/01	172500	1215	0	5	1942	4	4917	N	N	2312 NE 9TH PL
3	042100	0630	04/26/02	179000	1220	0	5	1953	4	5885	N	N	3916 NE 6TH ST
3	722750	0330	03/13/01	204950	1300	720	5	1942	4	6477	N	N	2300 NE 9TH ST
3	042400	0085	09/17/02	193500	1300	0	5	1954	4	6000	N	N	3400 NE 9TH ST
3	722750	0390	07/23/02	226000	1300	0	5	1942	3	5697	N	N	2506 NE 9TH ST
3	722750	1105	07/21/02	163000	1310	0	5	1942	4	5886	N	N	2215 NE 8TH PL
3	042500	0180	03/22/01	180000	1320	0	5	1956	4	5643	N	N	3509 NE 10TH ST
3	092305	9107	05/16/02	185000	1330	0	5	1943	4	14070	N	N	3613 NE 12TH ST
3	042000	0095	12/20/01	180000	1380	0	5	1953	4	6200	N	N	614 QUEEN AV NE
3	722750	2220	03/06/02	167000	1420	0	5	1942	4	5724	N	N	635 FERNDALE AV NE
3	042450	0010	02/27/02	170000	1430	0	5	1955	4	5600	N	N	3419 NE 8TH ST
3	722750	1765	11/25/02	175000	1430	0	5	1942	3	5490	N	N	2613 NE 7TH ST
3	722780	0710	04/08/02	164500	1440	0	5	1943	4	14577	N	N	639 INDEX PL NE
3	722780	0765	05/03/02	135000	1440	0	5	1943	3	10321	N	N	2905 NE 7TH ST
3	722780	0830	02/27/02	154000	1440	0	5	1943	3	11280	N	N	2906 NE 7TH ST
3	042000	0050	08/09/01	190000	1480	0	5	1953	4	8250	N	N	656 REDMOND AV NE
3	722750	1455	06/21/02	191500	1680	0	5	1942	4	5087	N	N	2318 NE 6TH PL
3	722780	0650	11/15/02	185000	1820	0	5	1943	3	10710	N	N	619 INDEX AV NE
3	722780	0650	01/02/02	175000	1820	0	5	1943	3	10710	N	N	619 INDEX AV NE
3	947620	0425	01/15/02	157000	640	280	6	1943	3	8945	N	N	509 WINDSOR PL NE

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3	947620	0250	11/06/01	157100	790	0	6	1942	3	6120	N	N	513 BRONSON WY NE
3	947620	0135	04/18/01	152500	800	0	6	1943	4	6500	N	N	512 GRANDEY WY NE
3	042400	0140	07/17/02	159900	870	0	6	1954	4	6000	N	N	3307 NE 9TH ST
3	042520	0140	12/17/01	138500	870	0	6	1959	3	6670	N	N	3708 NE 9TH CT
3	947620	0705	03/19/01	161000	880	0	6	1943	4	7200	N	N	355 BRONSON WY NE
3	801110	0074	07/05/02	177500	900	0	6	1961	4	6039	N	N	755 QUEEN AV NE
3	947620	0405	09/19/02	159900	900	0	6	1943	3	9100	Y	N	441 WINDSOR WY NE
3	041900	0040	03/12/02	150000	960	0	6	1953	4	5400	N	N	3617 NE 6TH ST
3	042400	0040	02/01/02	170000	1010	0	6	1954	4	6000	N	N	3305 NE 10TH ST
3	042520	0170	10/17/01	168450	1020	0	6	1959	4	7176	N	N	851 REDMOND AV NE
3	042500	0290	10/19/01	170000	1020	0	6	1958	4	5702	N	N	3630 NE 9TH ST
3	042520	0220	08/21/02	182000	1020	0	6	1959	4	7315	N	N	850 REDMOND AV NE
3	042520	0100	10/18/01	169500	1020	0	6	1958	3	5700	N	N	3707 NE 9TH ST
3	947620	0215	03/16/01	162500	1050	0	6	1943	4	10000	Y	N	455 BRONSON WY NE
3	042100	0585	01/03/02	170000	1050	0	6	1968	4	5200	N	N	655 UNION AV NE
3	947620	0275	11/21/01	175500	1070	0	6	1943	4	8000	N	N	559 WINDSOR PL NE
3	042100	0395	02/13/02	166000	1080	0	6	1963	3	5830	N	N	4008 NE 7TH ST
3	042100	0445	08/19/02	178450	1100	0	6	1963	4	5408	N	N	4001 NE 7TH ST
3	947620	0720	05/15/02	170000	1110	0	6	1943	4	11478	N	N	349 BRONSON WY NE
3	722750	1585	08/01/02	179000	1110	0	6	1977	3	7218	N	N	622 DAYTON AV NE
3	041800	0450	06/05/01	152500	1120	0	6	1952	4	5200	N	N	3604 NE 6TH ST
3	042500	0260	06/29/01	170000	1150	0	6	1954	4	7070	N	N	3601 NE 9TH ST
3	042500	0260	03/28/02	180000	1150	0	6	1954	4	7070	N	N	3601 NE 9TH ST
3	042400	0050	04/23/02	152500	1170	0	6	1954	4	6000	N	N	916 MONROE AV NE
3	042450	0050	10/24/02	189950	1180	0	6	1955	4	6100	N	N	815 OLYMPIA AV NE
3	042500	0045	10/14/02	160000	1290	0	6	1958	3	5525	N	N	3619 NE 10TH LN
3	042520	0155	10/29/01	170000	1300	0	6	1959	4	7047	N	N	3701 NE 9TH CT
3	042500	0070	03/20/02	170000	1300	0	6	1958	4	5695	N	N	3519 NE 10TH LN
3	042520	0055	12/02/02	187000	1300	0	6	1959	4	5702	N	N	3724 NE 9TH ST
3	947620	0665	02/07/02	194888	1320	0	6	1942	5	7032	N	N	553 BRONSON PL NE
3	042500	0035	12/04/02	190000	1350	0	6	1958	5	14516	N	N	3510 NE 10TH LN

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3	947620	0555	05/30/02	195000	1350	0	6	1944	3	6648	N	N	574 WINDSOR PL NE
3	042100	0450	01/28/02	174500	1370	0	6	1963	4	5310	N	N	3911 NE 7TH ST
3	042400	0055	10/10/01	175000	1420	0	6	1954	4	6000	N	N	910 MONROE AV NE
3	947620	0470	01/08/02	239000	1570	0	6	1943	4	6000	Y	N	422 WINDSOR WY NE
3	092305	9202	02/27/02	213550	1880	0	6	1971	3	7690	N	N	3625 NE 10TH CT
3	722750	0380	11/01/01	180000	1930	0	6	1942	5	6100	N	N	910 EDMONDS AV NE
3	722750	0520	03/06/02	192000	2370	0	6	1942	4	7372	N	N	900 FERNDALE CIR NE
3	329180	0560	08/09/01	219500	880	440	7	1980	3	9700	N	N	2833 NE 4TH CT
3	807420	0030	07/23/02	185000	920	0	7	1958	4	7560	N	N	601 JEFFERSON AV NE
3	329180	0120	12/19/01	185000	970	0	7	1980	3	7854	N	N	463 NE EDMONDS CT
3	091150	0080	09/25/01	192900	990	0	7	1958	4	9739	N	N	1309 PIERCE PL NE
3	329180	0600	08/31/01	197900	1000	0	7	1980	3	7500	N	N	2817 NE 4TH CT
3	106140	0380	10/22/01	206500	1010	500	7	1962	3	13420	N	N	1036 REDMOND AV NE
3	106150	0660	06/29/01	255000	1030	470	7	1993	3	7600	N	N	1050 TACOMA AV NE
3	091150	0150	08/27/02	208000	1050	0	7	1958	4	9750	N	N	1216 PIERCE PL NE
3	780900	0095	07/13/01	225000	1060	300	7	1958	4	9360	N	N	3110 NE 7TH ST
3	780920	0020	04/23/01	179950	1060	0	7	1959	4	12498	N	N	903 MONROE AV NE
3	042550	0050	05/08/01	188000	1070	0	7	1961	4	6300	N	N	3506 NE 10TH PL
3	806290	0065	01/18/02	175000	1080	0	7	1963	4	6300	N	N	3506 NE 11TH ST
3	106140	0390	03/20/01	182000	1090	0	7	1962	4	10440	N	N	1032 REDMOND AV NE
3	106140	0130	06/26/01	192288	1090	0	7	1962	4	7384	N	N	1049 REDMOND AV NE
3	042550	0020	06/04/02	231950	1100	540	7	1961	4	6216	N	N	3513 NE 11TH ST
3	042550	0190	04/10/01	190000	1110	780	7	1961	4	5280	N	N	1012 OLYMPIA AV NE
3	807420	0215	07/13/01	178300	1120	0	7	1957	4	7344	N	N	658 JEFFERSON AV NE
3	723130	0015	05/14/02	210000	1130	1130	7	1955	4	7350	Y	N	621 BLAINE CT NE
3	106150	0430	03/09/01	175000	1140	0	7	1963	4	7254	N	N	3921 NE 11TH PL
3	106150	0090	05/10/02	209950	1140	0	7	1963	4	14840	N	N	1013 SHELTON AV NE
3	091150	0040	01/10/02	177000	1150	0	7	1958	4	12194	N	N	3624 NE 14TH ST
3	042540	0030	01/30/02	224500	1170	860	7	1958	4	6132	N	N	3312 NE 11TH PL
3	723630	0080	11/26/01	170000	1170	0	7	1958	3	8784	N	N	497 INDEX AV NE
3	723650	0045	06/24/02	190000	1170	0	7	1959	3	7700	N	N	2920 NE 4TH ST

***Improved Sales Used in this Annual Update Analysis***  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	508590	0025	12/23/02	240000	1180	1180	7	1965	4	8040	N	N	1003 OLYMPIA AV NE
3	723630	0070	05/21/02	187500	1200	0	7	1958	4	7533	N	N	505 INDEX AV NE
3	780900	0085	07/30/02	195000	1210	0	7	1958	4	9180	N	N	760 KIRKLAND AV NE
3	780920	0065	06/05/02	221000	1210	460	7	1960	4	13532	N	N	809 MONROE AV NE
3	801110	0050	10/09/01	225000	1220	0	7	1953	4	28703	N	N	3512 NE 7TH ST
3	880910	0020	01/31/02	224000	1220	310	7	1991	3	7226	N	N	4014 NE 7TH CT
3	807440	0035	07/25/01	223000	1250	620	7	1958	3	8289	N	N	851 LYNNWOOD AV NE
3	780900	0060	10/16/02	232000	1250	620	7	1967	3	8307	N	N	808 LYNNWOOD AV NE
3	329180	0310	08/19/02	250000	1260	310	7	1984	3	7200	N	N	2605 NE 5TH CT
3	802974	0030	08/12/02	237990	1270	680	7	2002	3	4189	N	N	515 QUEEN AV NE
3	802974	0020	08/29/02	239950	1270	680	7	2002	3	4191	N	N	509 QUEEN AV NE
3	802974	0010	05/22/02	239990	1270	680	7	2002	3	5480	N	N	507 QUEEN AV NE
3	329180	0550	10/28/02	248000	1280	890	7	1980	4	7971	N	N	2837 NE 4TH CT
3	106150	0710	11/22/02	204800	1280	0	7	1965	4	7885	N	N	999 TACOMA AV NE
3	298740	0115	11/21/01	160000	1300	0	7	1959	4	5084	N	N	3732 NE 10TH ST
3	091150	0095	01/14/02	220000	1300	0	7	1958	4	9749	N	N	1209 PIERCE PL NE
3	329180	0700	05/21/01	229000	1300	600	7	1986	3	7650	N	N	2801 NE 4TH CT
3	329180	0700	10/24/02	231500	1300	600	7	1986	3	7650	N	N	2801 NE 4TH CT
3	329180	0360	10/03/02	243500	1300	650	7	1984	3	7500	N	N	2634 NE 5TH CT
3	723130	0105	05/29/02	237500	1320	670	7	1974	4	9779	Y	N	636 BLAINE AV NE
3	802974	0110	04/17/02	252115	1320	740	7	2002	3	3959	N	N	519 QUEEN AV NE
3	807440	0045	08/02/02	237500	1320	420	7	1961	3	8453	N	N	839 LYNNWOOD AV NE
3	802974	0120	04/29/02	241865	1330	740	7	2002	3	3959	N	N	513 QUEEN AV NE
3	329180	0690	12/28/01	220000	1340	620	7	1986	3	7800	N	N	2805 NE 4TH CT
3	806290	0015	05/23/01	189500	1350	0	7	1966	4	8010	N	N	3508 NE 11TH PL
3	106150	0460	07/23/01	197500	1370	0	7	1963	4	8960	N	N	3909 NE 11TH PL
3	780920	0010	09/25/01	208000	1370	0	7	1959	4	12492	N	N	915 MONROE AV NE
3	894475	0170	12/12/01	205000	1370	0	7	1998	3	3529	N	N	545 QUEEN PL NE
3	329180	0710	02/27/01	229500	1370	600	7	1986	3	7500	N	N	2719 NE 4TH CT
3	894475	0190	03/19/02	219950	1370	0	7	1998	3	3230	N	N	533 QUEEN PL NE
3	894475	0910	05/28/02	230000	1370	0	7	1997	3	3239	N	N	3906 NE 5TH PL

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	806290	0075	06/13/01	180000	1380	0	7	1963	4	8844	N	N	1110 OLYMPIA AV NE
3	746141	0030	06/03/02	254000	1390	430	7	1978	4	8400	N	N	1010 NEWPORT CT NE
3	723130	0065	05/23/01	233000	1390	360	7	1958	4	9133	Y	N	667 BLAINE AV NE
3	723610	0050	12/09/02	197000	1390	0	7	1959	4	7821	N	N	504 INDEX AV NE
3	780900	0015	06/04/02	209900	1390	0	7	1958	4	7500	N	N	920 LYNNWOOD AV NE
3	746141	0080	01/26/01	209000	1390	830	7	1978	3	9440	N	N	1030 NEWPORT CT NE
3	329180	0650	08/23/02	265000	1400	0	7	1985	3	7904	N	N	415 INDEX PL NE
3	092305	9134	08/07/02	210000	1410	0	7	1975	4	8450	N	N	822 MONROE AV NE
3	285480	0230	07/11/01	187400	1420	0	7	1958	4	7524	N	N	1035 LYNNWOOD AV NE
3	042540	0130	10/25/02	210000	1440	0	7	1959	3	6132	N	N	3407 NE 11TH ST
3	807440	0175	01/29/02	199000	1450	0	7	1958	4	8058	N	N	805 KIRKLAND AV NE
3	285480	0105	06/24/02	181000	1470	0	7	1959	4	13616	N	N	1005 MONROE AV NE
3	329180	0780	04/12/02	265950	1470	470	7	1983	3	8325	N	N	426 FERNDALE AV NE
3	042540	0075	07/18/01	210000	1480	0	7	1959	4	6132	N	N	3305 NE 11TH PL
3	245720	0193	12/14/01	142000	1480	0	7	1962	3	6500	N	N	806 HARRINGTON AV NE
3	329180	0640	08/28/01	269950	1480	1000	7	1986	3	7904	N	N	451 INDEX PL NE
3	245720	0085	06/07/02	239950	1490	240	7	1959	4	7616	N	N	2914 NE 8TH PL
3	329180	0290	12/13/01	214000	1520	0	7	1982	3	8526	N	N	2701 NE 5TH CT
3	092305	9041	04/16/02	268950	1520	1480	7	1994	3	10018	N	N	673 UNION AV NE
3	106150	0330	05/08/01	205000	1530	0	7	1963	3	9040	N	N	1103 TACOMA AV NE
3	245720	0180	04/20/02	208000	1570	0	7	1959	4	9646	N	N	801 JEFFERSON AV NE
3	894475	0040	09/06/01	195000	1610	0	7	1998	3	2700	N	N	3711 NE 6TH ST
3	894475	0140	10/25/01	216000	1620	0	7	1997	3	2961	N	N	3728 NE 5TH PL
3	894475	0430	11/01/02	219000	1652	0	7	1997	3	2960	N	N	518 QUEEN PL NE
3	894475	0330	05/08/01	220000	1652	0	7	1997	3	3427	N	N	3724 NE 5TH ST
3	894475	0450	12/21/01	222500	1652	0	7	1997	3	3194	N	N	508 QUEEN PL NE
3	894475	0160	09/23/02	225000	1652	0	7	1997	3	3276	N	N	3716 NE 5TH PL
3	806290	0055	10/07/02	229000	1690	0	7	1963	4	8844	N	N	1111 PIERCE AV NE
3	894475	0560	12/27/01	224000	1690	0	7	1997	3	4268	N	N	4002 NE 5TH PL
3	807440	0080	08/13/01	184500	1720	0	7	1958	3	7600	N	N	818 KIRKLAND AV NE
3	106150	0250	02/20/02	195000	1740	0	7	1963	4	7700	N	N	1110 SHELTON AV NE

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3	802974	0130	07/10/02	259990	1750	910	7	2002	3	4552	N	N	511 QUEEN AV NE
3	802974	0140	05/29/02	269900	1750	910	7	2002	3	4568	N	N	503 QUEEN AV NE
3	329180	0730	10/18/02	238950	1810	0	7	1983	4	7500	Y	N	2711 NE 4TH CT
3	245720	0030	04/26/01	214500	1830	0	7	1959	4	7594	N	N	837 INDEX CT NE
3	091150	0110	01/24/02	203000	1870	0	7	1958	4	9750	N	N	1209 QUEEN AV NE
3	894475	0250	06/26/01	240000	1870	0	7	1998	3	3283	N	N	509 QUEEN PL NE
3	894475	0650	12/13/02	249000	1930	0	7	1996	3	4570	N	N	3925 NE 5TH PL
3	894475	0720	06/21/01	239000	1934	0	7	1997	3	5253	N	N	3903 NE 5TH ST
3	722750	1371	01/25/02	242950	1960	0	7	2002	3	10764	Y	N	2115 NE 6TH CIR
3	722750	1367	11/08/01	249950	1960	0	7	2002	3	6312	Y	N	2203 NE 6TH CIR
3	722750	1370	10/26/01	249950	1960	0	7	2002	3	7096	Y	N	2211 NE 6TH CIR
3	722750	1373	03/06/02	254950	1960	0	7	2002	3	9642	Y	N	2107 NE 6TH CIR
3	722750	1369	02/07/02	254450	1960	0	7	2002	3	7133	Y	N	2119 NE 6TH CIR
3	092305	9244	11/21/01	265000	1970	0	7	2001	3	5383	Y	N	528 MONROE AV NE
3	092305	9244	09/12/02	269000	1970	0	7	2001	3	5383	Y	N	528 MONROE AV NE
3	806290	0020	05/30/01	230000	2030	0	7	1964	4	8010	N	N	3504 NE 11TH PL
3	245720	0045	01/25/01	197000	2060	0	7	1961	4	12487	N	N	840 INDEX CT NE
3	806290	0045	02/28/01	220000	2190	0	7	1966	4	6230	N	N	3511 NE 11TH PL
3	722750	1368	03/06/02	270000	2210	0	7	2002	3	5739	Y	N	2125 NE 6TH CIR
3	106150	0300	10/08/01	250000	2500	0	7	1965	4	9435	N	N	3904 NE 11TH ST
3	722750	1374	12/10/01	289950	2560	0	7	2002	3	8209	Y	N	2103 NE 6TH CIR
3	722750	1366	01/25/02	300293	2580	0	7	2002	3	6705	Y	N	2207 NE 6TH CIR
3	722750	1372	05/14/02	297149	2580	0	7	2002	3	14757	Y	N	2111 NE 6TH CIR
3	807440	0135	09/25/02	220000	1160	420	8	1959	3	8671	N	N	920 KIRKLAND AV NE
3	807440	0145	06/07/01	200000	1470	0	8	1958	4	8835	N	N	3011 NE 9TH ST
3	723130	0075	09/05/01	229500	1680	630	8	1958	4	5415	N	N	620 BLAINE CT NE
3	801110	0099	03/26/01	242000	2040	0	8	2000	3	6837	N	N	665 NEWPORT CT NE
3	801110	0096	02/01/01	255000	2040	0	8	2000	3	6027	N	N	679 NEWPORT CT NE
3	801110	0106	02/22/01	256000	2040	0	8	2000	3	6576	N	N	661 NEWPORT CT NE
3	801110	0101	02/28/02	280000	2040	0	8	2000	3	6000	N	N	670 NEWPORT CT NE
3	801110	0100	04/05/01	265000	2350	0	8	2000	3	6374	N	N	660 NEWPORT CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	042305	9223	07/29/02	402000	2500	0	9	1978	3	156380	N	N	3722 NE 12TH ST
3	722750	2505	06/21/01	409000	2681	0	9	2001	3	6450	Y	N	601 BRONSON PL NE
4	122305	9023	09/06/01	206000	1630	0	5	1918	4	35719	N	N	12110 164TH AV SE
4	102305	9116	01/12/01	243718	2120	0	5	1989	3	30056	N	N	11305 148TH AV SE
4	102305	9215	08/14/01	157500	860	0	6	1943	4	24300	N	N	11843 142ND AV SE
4	102305	9169	11/18/02	201000	1040	0	6	1958	3	17072	N	N	465 HOQUIAM AV NE
4	102305	9172	04/10/02	194990	1250	0	6	1958	4	14810	N	N	11203 148TH AV SE
4	736260	0060	11/12/01	199900	1440	0	6	1963	4	10395	N	N	15049 SE 113TH ST
4	122305	9054	03/26/01	190500	1500	0	6	1970	4	24393	N	N	12614 176TH AV SE
4	102305	9030	12/04/02	275000	1510	0	6	1934	4	241758	N	N	12205 148TH AV SE
4	063810	0076	04/04/02	310000	1980	0	6	1926	5	54450	N	N	14816 SE 116TH ST
4	344900	0150	02/09/01	190000	860	860	7	1959	4	8550	N	N	11253 145TH AV SE
4	345030	0210	06/12/02	185000	960	0	7	1963	4	7700	N	N	4209 NE 11TH ST
4	063810	0198	05/22/02	209810	970	0	7	1967	4	11040	N	N	14831 SE 116TH ST
4	102305	9217	09/09/02	188500	980	0	7	1960	4	11761	N	N	565 HOQUIAM AV NE
4	345030	0010	04/27/01	174000	990	0	7	1963	4	10270	N	N	4100 NE 11TH ST
4	935330	0100	04/01/02	174888	1000	0	7	1960	4	10723	N	N	12620 156TH AV SE
4	523030	0240	09/12/01	182000	1010	0	7	1969	4	9514	N	N	17810 SE 121ST PL
4	743660	0140	04/05/02	217000	1010	720	7	1963	4	17256	N	N	12412 169TH AV SE
4	032305	9143	02/26/02	219000	1010	400	7	1960	4	15331	N	N	11013 142ND AV SE
4	345030	0100	06/28/02	227500	1010	630	7	1963	4	9514	N	N	4140 NE 11TH ST
4	523030	0140	10/08/01	179900	1010	0	7	1969	3	9576	N	N	17909 SE 121ST PL
4	345030	0240	08/29/01	218000	1010	720	7	1963	3	9492	N	N	1068 WHITMAN CT NE
4	165650	0265	06/11/02	175500	1040	0	7	1983	3	9600	N	N	11505 162ND AV SE
4	935330	1070	08/21/01	172000	1050	1050	7	1963	4	10726	N	N	12260 155TH AV SE
4	935330	1050	01/18/02	210000	1080	1040	7	1963	4	10726	N	N	12244 155TH AV SE
4	935330	0300	11/25/02	196000	1120	0	7	1962	4	10995	N	N	12405 156TH AV SE
4	344900	0200	06/14/02	205000	1150	0	7	1960	3	8750	N	N	14503 SE 114TH PL
4	951094	0130	03/12/01	229950	1190	415	7	2001	3	5637	N	N	861 BREMERTON AV NE
4	025140	0310	08/23/02	202000	1190	0	7	1968	3	9792	N	N	12631 177TH PL SE
4	102305	9271	06/04/01	217500	1200	580	7	1974	4	9147	N	N	13254 SE 117TH ST

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4	935330	0830	02/14/02	179900	1200	0	7	1962	3	10723	N	N	12627 155TH AV SE
4	935330	0980	09/30/02	218000	1230	650	7	1963	3	10726	N	N	12040 155TH AV SE
4	345040	0050	07/09/01	182000	1250	0	7	1965	4	7700	N	N	4340 NE 11TH ST
4	345040	0210	05/15/01	199900	1250	0	7	1965	4	8580	N	N	4401 NE 11TH ST
4	345040	0030	08/14/01	204950	1250	0	7	1965	4	7700	N	N	4324 NE 11TH ST
4	345040	0030	10/14/02	220000	1250	0	7	1965	4	7700	N	N	4324 NE 11TH ST
4	935330	0820	01/14/02	172500	1250	0	7	1961	3	10723	N	N	12635 155TH AV SE
4	660020	0100	01/26/01	188000	1260	0	7	1968	4	6900	N	N	14800 SE 111TH PL
4	720690	0055	04/15/02	207950	1270	0	7	1958	4	13365	N	N	15044 SE 113TH ST
4	935330	0260	08/08/01	193000	1290	0	7	1961	3	10723	N	N	12433 156TH AV SE
4	427920	0160	01/10/01	205000	1300	0	7	1965	4	10050	N	N	14017 SE 118TH ST
4	527470	0025	10/09/01	211000	1320	0	7	1960	5	9720	N	N	14008 SE 121ST ST
4	720690	0090	09/06/02	202950	1350	0	7	1959	4	10350	N	N	11212 148TH AV SE
4	344900	0280	06/06/02	194000	1350	0	7	1960	3	8190	N	N	14524 SE 114TH PL
4	935330	1180	05/17/02	191000	1370	0	7	1963	3	10726	N	N	12049 155TH AV SE
4	345030	0220	02/26/02	210000	1380	0	7	1963	4	7728	N	N	1075 WHITMAN CT NE
4	102305	9332	05/06/02	230000	1390	0	7	1964	3	37937	N	N	11414 137TH AV SE
4	935330	0480	04/24/01	217950	1420	0	7	1964	5	10726	N	N	12257 156TH AV SE
4	947570	0100	03/19/01	226000	1450	0	7	2001	3	4089	N	N	5000 NE 4TH PL
4	947570	0080	02/12/01	235525	1450	0	7	2001	3	4248	N	N	5012 NE 4TH PL
4	935330	0200	03/20/02	196500	1460	0	7	1963	4	10723	N	N	12627 156TH AV SE
4	102305	9173	03/19/02	207500	1460	0	7	1962	3	17859	N	N	11212 137TH AV SE
4	421550	0040	10/02/01	235950	1490	0	7	2001	3	4732	N	N	960 GRAHAM AV NE
4	720690	0080	04/23/02	227500	1500	0	7	1967	4	15525	N	N	14819 SE 112TH ST
4	935330	0800	02/12/01	199000	1500	0	7	1961	3	10723	N	N	12651 155TH AV SE
4	935330	1150	09/10/02	199000	1550	0	7	1963	4	10726	N	N	12217 155TH AV SE
4	935330	0190	08/16/02	236000	1550	0	7	1967	4	10723	N	N	12635 156TH AV SE
4	345040	0280	06/22/01	193200	1580	0	7	1965	4	9744	N	N	1060 ANACORTES AV NE
4	947570	0240	03/30/01	234616	1650	0	7	2001	3	4052	N	N	477 FIELD PL NE
4	947570	0030	03/22/01	234775	1650	0	7	2001	3	4349	N	N	5042 NE 4TH PL
4	947570	0210	05/16/01	236755	1650	0	7	2001	3	4180	N	N	495 FIELD PL NE

***Improved Sales Used in this Annual Update Analysis***  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	947570	0180	03/24/01	237013	1650	0	7	2001	3	4581	N	N	492 FIELD PL NE
4	736260	0100	11/06/01	250000	1690	0	7	1979	4	10395	N	N	15118 SE 114TH ST
4	951094	0140	02/21/01	232950	1710	0	7	2001	3	4737	N	N	867 BREMERTON AV NE
4	063810	0049	12/03/02	210000	1740	0	7	1970	4	12800	N	N	11206 152ND AV SE
4	947571	0220	02/01/02	245711	1750	0	7	2002	3	4033	N	N	481 HOQUIAM PL NE
4	947571	0150	12/18/01	250116	1750	0	7	2002	3	5087	N	N	5130 NE 4TH CT
4	947794	0500	08/16/01	241535	1800	0	7	2001	3	6364	N	N	6013 NE 4TH PL
4	947793	0100	06/20/01	260559	1800	0	7	2001	3	6189	N	N	576 QUINCY AV NE
4	947793	0170	07/25/01	262981	1800	0	7	2001	3	5340	N	N	619 QUINCY AV NE
4	947794	0130	03/01/02	240000	1800	0	7	2001	3	5340	N	N	612 PASCO PL NE
4	947793	0300	05/22/01	269515	1800	0	7	2001	3	6049	N	N	503 QUINCY AV NE
4	947793	0110	05/22/01	275008	1800	0	7	2001	3	6194	N	N	602 QUINCY AV NE
4	947794	0360	01/23/02	278715	1800	0	7	2001	3	5400	N	N	529 PASCO PL NE
4	947793	0070	11/01/01	293997	1800	0	7	2001	3	5340	N	N	558 QUINCY AV NE
4	947793	0110	09/27/02	300000	1800	0	7	2001	3	6194	N	N	602 QUINCY AV NE
4	947794	0070	12/13/01	295477	1800	0	7	2001	3	5340	N	N	556 PASCO PL NE
4	947794	0240	06/24/02	289021	1800	0	7	2002	3	5635	N	N	659 PASCO PL NE
4	421550	0140	05/22/01	250684	1810	0	7	2001	3	6040	N	N	977 GRAHAM AV NE
4	421550	0100	07/12/01	244950	1820	0	7	2001	3	5296	N	N	969 GRAHAM AV NE
4	421550	0090	06/18/01	247337	1820	0	7	2001	3	4655	N	N	965 GRAHAM AV NE
4	421550	0020	05/19/01	249950	1820	0	7	2001	3	5136	N	N	972 GRAHAM AV NE
4	421550	0110	05/29/01	247950	1820	0	7	2001	3	4500	N	N	4925 GRAHAM AV NE
4	421550	0050	06/06/01	249185	1820	0	7	2001	3	5773	N	N	954 GRAHAM AV NE
4	421550	0010	07/13/01	252950	1820	0	7	2001	3	15063	N	N	978 GRAHAM AV NE
4	421550	0120	06/18/01	254950	1820	0	7	2001	3	4500	N	N	4931 GRAHAM AV NE
4	947570	0140	05/01/01	256501	1849	0	7	2001	3	5086	N	N	476 FIELD PL NE
4	102305	9336	03/06/01	237500	1880	0	7	2000	3	6004	N	N	761 VASHON PL NE
4	947571	0240	01/16/02	250315	1890	0	7	2002	3	4040	N	N	469 HOQUIAM PL NE
4	947571	0210	02/13/02	272682	1890	0	7	2002	3	4029	N	N	487 HOQUIAM PL NE
4	947571	0080	09/17/01	250371	1920	0	7	2001	3	5854	N	N	5134 NE 4TH PL
4	026850	0050	12/17/01	270000	1930	0	7	1995	4	10350	N	N	4120 NE 9TH CT

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	947571	0010	10/01/01	251301	1930	0	7	2001	3	3755	N	N	417 HOQUIAM PL NE
4	947571	0030	10/01/01	247280	1930	0	7	2001	3	3853	N	N	405 HOQUIAM PL NE
4	421550	0130	05/30/01	259950	1960	0	7	2001	3	5245	N	N	973 GRAHAM AV NE
4	421550	0060	06/19/01	269950	1960	0	7	2001	3	5754	N	N	957 GRAHAM AV NE
4	951094	0040	01/03/01	254950	1965	0	7	2001	3	4662	N	N	826 BREMERTON AV NE
4	951094	0050	01/03/01	268579	2010	0	7	2001	3	4526	N	N	850 BREMERTON AV NE
4	951094	0010	01/19/01	267950	2030	0	7	2001	3	4603	N	N	802 BREMERTON AV NE
4	947570	0400	06/28/01	247966	2050	0	7	2001	3	4411	N	N	5041 NE 4TH PL
4	947570	0340	08/01/01	249183	2050	0	7	2001	3	5214	N	N	407 GRAHAM AV NE
4	947570	0280	08/22/01	267816	2050	0	7	2001	3	3644	N	N	453 FIELD PL NE
4	947571	0230	01/17/02	267925	2050	0	7	2002	3	4036	N	N	475 HOQUIAM PL NE
4	947571	0020	12/03/01	278265	2050	0	7	2002	3	4485	N	N	411 HOQUIAM PL NE
4	947571	0190	02/25/02	282837	2050	0	7	2002	3	5230	N	N	5131 NE 5TH ST
4	947571	0050	11/27/01	264231	2050	0	7	2002	3	5339	N	N	5121 NE 4TH PL
4	947571	0140	12/17/01	287753	2050	0	7	2002	3	5585	N	N	5136 NE 4TH CT
4	947571	0110	11/12/01	294291	2050	0	7	2001	3	7698	N	N	5123 NE 4TH CT
4	947570	0410	06/22/01	257785	2090	0	7	2001	3	4565	N	N	5049 NE 4TH PL
4	947570	0200	05/22/01	262214	2090	0	7	2001	3	4661	N	N	499 FIELD PL NE
4	947570	0160	03/20/01	262649	2090	0	7	2001	3	5152	N	N	484 FIELD PL NE
4	947570	0350	07/30/01	247109	2090	0	7	2001	3	5274	N	N	401 GRAHAM AV NE
4	947570	0250	03/22/01	264563	2090	0	7	2001	3	4051	N	N	471 FIELD PL NE
4	947570	0040	03/19/01	265386	2090	0	7	2001	3	4717	N	N	5036 NE 4TH PL
4	947570	0380	06/25/01	252420	2090	0	7	2001	3	5751	N	N	5031 NE 4TH PL
4	947570	0270	08/27/01	269051	2090	0	7	2001	3	5844	N	N	459 FIELD PL NE
4	947570	0360	06/20/01	254988	2090	0	7	2001	3	5961	N	N	5013 NE 4TH PL
4	947570	0310	09/05/01	274067	2090	0	7	2001	3	5215	N	N	425 GRAHAM AV NE
4	947570	0010	08/24/01	291827	2090	0	7	2001	3	4029	N	N	505 NE 4TH PL
4	664950	0170	05/15/01	256000	2100	0	7	2000	3	9600	N	N	12123 138TH PL SE
4	947571	0250	12/12/01	271767	2220	0	7	2002	3	4043	N	N	463 HOQUIAM PL NE
4	947571	0120	12/07/01	272339	2220	0	7	2002	3	5312	N	N	5129 NE 4TH CT
4	947571	0040	11/08/01	270787	2220	0	7	2001	3	6233	N	N	5115 NE 4TH PL

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4	951094	0030	01/03/01	264950	2220	0	7	2001	3	4519	N	N	816 BREMERTON AV NE
4	951094	0150	03/07/01	264950	2220	0	7	2001	3	4538	N	N	873 BREMERTON AV NE
4	947571	0100	09/21/01	277542	2220	0	7	2001	3	7683	N	N	5122 NE 4TH PL
4	947571	0270	12/05/01	287338	2220	0	7	2002	3	3898	N	N	451 HOQUIAM PL NE
4	947571	0170	01/15/02	285296	2220	0	7	2002	3	6800	N	N	5119 NE 5TH ST
4	947571	0130	11/20/01	290280	2220	0	7	2002	3	5843	N	N	5135 NE 4TH CT
4	947571	0200	02/07/02	291012	2220	0	7	2002	3	3898	N	N	493 HOQUIAM PL NE
4	947571	0180	02/25/02	296885	2220	0	7	2002	3	4771	N	N	5125 NE 5TH ST
4	947571	0070	11/09/01	268810	2220	0	7	2002	2	5531	N	N	5133 NE 4TH PL
4	947570	0220	06/13/01	257290	2240	0	7	2001	3	4652	N	N	489 FIELD PL NE
4	947570	0130	03/05/01	260353	2240	0	7	2001	3	4759	N	N	470 FIELD PL NE
4	947570	0170	03/19/01	262310	2240	0	7	2001	3	5152	N	N	488 FIELD PL NE
4	947570	0260	02/28/01	264713	2240	0	7	2001	3	4127	N	N	465 FIELD PL NE
4	947570	0230	04/20/01	264840	2240	0	7	2001	3	5559	N	N	483 FIELD PL NE
4	947570	0320	09/11/01	265361	2240	0	7	2001	3	4398	N	N	419 GRAHAM AV NE
4	947570	0370	06/25/01	255190	2240	0	7	2001	3	4231	N	N	5027 NE 4TH PL
4	947570	0300	09/05/01	271716	2240	0	7	2001	3	4850	N	N	4939 NE 4TH PL
4	947570	0020	08/06/01	309200	2240	0	7	2001	3	4732	N	N	5048 NE 4TH PL
4	421550	0080	06/13/01	279950	2290	0	7	2001	3	6575	N	N	961 GRAHAM AV NE
4	421550	0070	06/21/01	279950	2290	0	7	2001	3	6689	N	N	957 GRAHAM AV NE
4	421550	0030	05/15/01	274900	2290	0	7	2001	3	7356	N	N	966 GRAHAM AV NE
4	947793	0220	09/22/01	276911	2340	0	7	2001	3	5340	N	N	569 QUINCY AV NE
4	947793	0250	10/18/01	279122	2340	0	7	2001	3	5340	N	N	551 QUINCY AV NE
4	947793	0160	06/18/01	285714	2340	0	7	2001	3	5392	N	N	625 QUINCY AV NE
4	947794	0490	08/23/01	285090	2340	0	7	2001	3	6698	N	N	600 NE 4TH PL
4	947793	0080	11/05/01	286270	2340	0	7	2001	3	5340	N	N	564 QUINCY AV NE
4	947792	0150	02/20/01	274720	2340	0	7	2000	3	5340	N	N	572 ROSARIO AV NE
4	947793	0030	07/30/01	289999	2340	0	7	2001	3	5340	N	N	512 QUINCY AV NE
4	947793	0290	07/20/01	289177	2340	0	7	2001	3	5340	N	N	509 QUINCY AV NE
4	947792	0220	02/01/01	282914	2340	0	7	2001	3	5340	N	N	565 ROSARIO AV NE
4	947794	0370	01/24/02	295937	2340	0	7	2001	3	5402	N	N	523 PASCO PL NE

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4	947794	0440	12/14/01	299924	2340	0	7	2001	3	6896	N	N	463 PASCO PL NE
4	947793	0130	09/25/01	310367	2340	0	7	2001	3	5340	N	N	614 QUINCY AV NE
4	947792	0030	06/14/02	318000	2340	0	7	2000	3	5340	N	N	462 ROSARIO AV NE
4	947794	0100	03/25/02	295000	2340	0	7	2001	3	6814	N	N	574 PASCO PL NE
4	947794	0040	11/09/01	297521	2340	0	7	2001	3	5340	N	N	522 PASCO PL NE
4	947794	0140	01/29/02	299951	2340	0	7	2001	3	5340	N	N	618 PASCO PL NE
4	947794	0290	05/29/02	311924	2340	0	7	2002	3	5643	N	N	609 PASCO PL NE
4	947794	0250	07/23/02	313666	2340	0	7	2002	3	5636	N	N	653 PASCO PL NE
4	947793	0050	06/18/01	291074	2350	0	7	2001	3	5340	N	N	524 QUINCY AV NE
4	947794	0470	09/18/01	290939	2350	0	7	2001	3	6806	N	N	592 NE 4TH PL
4	951094	0180	01/16/01	274950	2350	0	7	2001	3	4672	N	N	4451 NE 9TH ST
4	947794	0330	02/20/02	296458	2350	0	7	2001	3	5396	N	N	567 PASCO PL NE
4	951094	0110	02/20/01	274950	2370	0	7	2001	3	4784	N	N	886 BREMERTON AV NE
4	947571	0090	11/01/01	273560	2400	0	7	2001	3	5312	N	N	5128 NE 4TH PL
4	947571	0160	12/28/01	285223	2400	0	7	2002	3	7387	N	N	5124 NE 4TH CT
4	947571	0260	01/08/02	294672	2400	0	7	2002	3	4047	N	N	457 HOQUIAM PL NE
4	344900	0240	11/16/01	189500	2420	0	7	1960	5	11340	N	N	11406 146TH AV SE
4	947570	0290	09/21/01	271755	2420	0	7	2001	3	4909	N	N	4925 NE 4TH PL
4	947570	0330	08/02/01	280298	2420	0	7	2001	3	4967	N	N	413 GRAHAM AV NE
4	947570	0150	05/30/01	282097	2420	0	7	2001	3	5352	N	N	480 FIELD PL NE
4	947570	0110	03/01/01	285328	2420	0	7	2001	3	4170	N	N	4934 NE 4TH PL
4	947570	0390	07/12/01	274611	2420	0	7	2001	3	4211	N	N	5035 NE 4TH PL
4	947794	0350	03/13/02	295000	2610	0	7	2001	3	5399	N	N	555 PASCO PL NE
4	947793	0280	06/14/01	304725	2610	0	7	2001	3	5340	N	N	515 QUINCY AV NE
4	947793	0190	09/21/01	318139	2610	0	7	2001	3	5340	N	N	607 QUINCY AV NE
4	947794	0380	01/15/02	319643	2610	0	7	2001	3	5403	N	N	517 PASCO PL NE
4	947794	0030	10/16/01	322915	2610	0	7	2001	3	5340	N	N	516 PASCO PL NE
4	947794	0450	11/07/01	317615	2610	0	7	2001	3	9000	N	N	457 PASCO PL NE
4	947792	0010	08/15/02	316431	2610	0	7	2002	3	5179	N	N	450 ROSARIO AV NE
4	947792	0200	03/07/01	335182	2610	0	7	2001	3	5960	N	N	577 ROSARIO AV NE
4	947794	0010	11/16/01	308649	2610	0	7	2001	3	6049	N	N	504 PASCO PL NE

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4	947794	0270	07/09/02	309067	2610	0	7	2002	3	5639	N	N	621 PASCO PL NE
4	947794	0310	02/22/02	315695	2610	0	7	2002	3	5997	N	N	579 PASCO PL NE
4	947794	0170	02/20/02	319934	2610	0	7	2001	3	6114	N	N	658 PASCO PL NE
4	947794	0120	03/27/02	310813	2620	0	7	2001	3	5340	N	N	606 PASCO PL NE
4	947794	0050	11/26/01	326711	2620	0	7	2001	3	5340	N	N	528 PASCO PL NE
4	947794	0420	12/11/01	293723	2660	0	7	2001	3	5519	N	N	475 PASCO PL NE
4	947794	0230	03/11/02	329574	2980	0	7	2002	3	5633	N	N	665 PASCO PL NE
4	947792	0280	02/20/01	289390	3010	0	7	2000	3	5340	N	N	507 ROSARIO AV NE
4	947793	0270	07/17/01	304964	3010	0	7	2001	3	5340	N	N	521 QUINCY AV NE
4	947792	0170	03/27/01	307510	3010	0	7	2001	3	6288	N	N	617 ROSARIO AV NE
4	947792	0160	03/24/01	313638	3010	0	7	2001	3	5276	N	N	578 ROSARIO AV NE
4	947794	0400	01/09/02	330720	3010	0	7	2001	3	5406	N	N	505 PASCO PL NE
4	947794	0090	03/25/02	300000	3010	0	7	2001	3	5340	N	N	568 PASCO PL NE
4	947794	0150	03/12/02	311304	3010	0	7	2001	3	5340	N	N	624 PASCO PL NE
4	947794	0320	02/22/02	331681	3010	0	7	2002	3	5395	N	N	573 PASCO PL NE
4	947792	0210	03/28/01	304900	3100	0	7	2001	3	5340	N	N	571 ROSARIO AV NE
4	947792	0130	03/22/01	299900	3100	0	7	2001	3	5340	N	N	560 ROSARIO AV NE
4	947793	0240	06/18/01	333145	3100	0	7	2001	3	5340	N	N	557 QUINCY AV NE
4	947793	0240	07/19/02	345000	3100	0	7	2001	3	5340	N	N	557 QUINCY AV NE
4	947793	0150	10/17/01	351949	3100	0	7	2001	3	6007	N	N	631 QUINCY AV NE
4	947792	0070	02/16/01	312580	3100	0	7	2000	3	5340	N	N	502 ROSARIO AV NE
4	947794	0220	06/25/02	337790	3100	0	7	2002	3	5631	N	N	671 PASCO PL NE
4	947794	0480	08/27/01	313766	3170	0	7	2001	3	6698	N	N	609 NE 4TH PL
4	947794	0460	09/21/01	328714	3170	0	7	2001	3	6775	N	N	591 NE 4TH PL
4	947793	0010	07/20/01	333281	3170	0	7	2001	3	8042	N	N	500 QUINCY AV NE
4	947792	0230	03/26/01	331170	3170	0	7	2001	3	5340	N	N	559 ROSARIO AV NE
4	947792	0040	03/22/01	330380	3170	0	7	2000	3	5340	N	N	468 ROSARIO AV NE
4	947793	0180	10/18/01	345788	3170	0	7	2001	3	5340	N	N	613 QUINCY AV NE
4	947793	0040	08/17/01	350164	3170	0	7	2001	3	5340	N	N	518 QUINCY AV NE
4	947793	0260	08/16/01	360666	3170	0	7	2001	3	5340	N	N	527 QUINCY AV NE
4	947793	0230	10/17/01	355439	3170	0	7	2001	3	5340	N	N	563 QUINCY AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	947793	0090	10/19/01	361046	3170	0	7	2001	3	5340	N	N	570 QUINCY AV NE
4	947794	0430	12/17/01	370037	3170	0	7	2001	3	6167	N	N	469 PASCO PL NE
4	947793	0060	05/29/01	363990	3170	0	7	2001	3	5340	N	N	552 QUINCY AV NE
4	947792	0080	01/30/02	358000	3170	0	7	2000	3	5340	N	N	508 ROSARIO AV NE
4	947793	0210	06/14/01	364921	3170	0	7	2001	3	6586	N	N	575 QUINCY AV NE
4	947793	0140	04/25/01	372791	3170	0	7	2001	3	8042	N	N	620 QUINCY AV NE
4	947794	0340	03/27/02	340150	3170	0	7	2001	3	5397	N	N	561 PASCO PL NE
4	947792	0020	05/23/02	385000	3170	0	7	2000	3	5340	N	N	456 ROSARIO AV NE
4	947794	0410	12/19/01	379320	3170	0	7	2001	3	5408	N	N	481 PASCO PL NE
4	947793	0120	10/25/01	395657	3170	0	7	2001	3	5340	N	N	608 QUINCY AV NE
4	947794	0060	03/04/02	360445	3170	0	7	2001	3	5340	N	N	550 PASCO PL NE
4	947794	0160	02/13/02	354820	3170	0	7	2001	3	5340	N	N	652 PASCO PL NE
4	947794	0110	01/15/02	364083	3170	0	7	2001	3	6194	N	N	600 PASCO PL NE
4	947794	0020	11/25/01	368040	3170	0	7	2001	3	5340	N	N	510 PASCO PL NE
4	947794	0260	03/26/02	362198	3170	0	7	2002	3	5638	N	N	627 PASCO PL NE
4	947794	0200	03/22/02	384077	3170	0	7	2002	3	7352	N	N	5908 NE 7TH ST
4	947793	0200	06/05/01	316581	3180	0	7	2001	3	6422	N	N	601 QUINCY AV NE
4	947793	0200	06/26/01	349924	3180	0	7	2001	3	6422	N	N	601 QUINCY AV NE
4	947794	0390	01/16/02	373024	3180	0	7	2001	3	5405	N	N	511 PASCO PL NE
4	947794	0280	03/22/02	344024	3180	0	7	2002	3	5641	N	N	615 PASCO PL NE
4	947794	0210	03/05/02	380918	3180	0	7	2002	3	5791	N	N	677 PASCO PL NE
4	947794	0080	12/26/01	328551	3250	0	7	2001	3	5340	N	N	562 PASCO PL NE
4	086970	0200	05/09/02	205000	1220	0	8	2000	3	2132	N	N	4806 NE 5TH ST
4	086970	0070	05/23/02	215000	1290	0	8	1999	3	2147	N	N	561 ELMA AV NE
4	086970	0390	11/26/02	230000	1310	0	8	1999	3	3570	N	N	560 ELMA PL NE
4	086970	0260	07/16/02	204500	1320	0	8	1999	3	2345	N	N	4833 NE 5TH ST
4	086970	0270	07/15/02	204500	1320	0	8	1999	3	2031	N	N	4839 NE 5TH ST
4	086970	0040	07/16/01	229000	1320	0	8	1998	3	2208	N	N	575 ELMA AV NE
4	086970	0570	11/26/01	220000	1390	0	8	1999	3	2515	N	N	559 ELMA PL NE
4	086970	0020	04/02/01	235950	1420	0	8	2000	3	2938	N	N	583 ELMA AV NE
4	345041	0010	09/20/02	222950	1440	0	8	1984	4	10086	N	N	4313 NE 10TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	086970	0250	07/12/02	210000	1440	0	8	1999	3	3000	N	N	4827 NE 5TH ST
4	156087	0390	02/21/01	230000	1460	0	8	1999	3	3281	N	N	4514 NE 5TH ST
4	156087	0550	05/22/01	230000	1460	0	8	1998	3	3268	N	N	4509 NE 5TH PL
4	156087	0630	06/20/01	238000	1460	0	8	1998	3	3108	N	N	553 CHELAN PL NE
4	086970	0050	07/25/01	235000	1460	0	8	1998	3	4078	N	N	571 ELMA AV NE
4	156087	0380	09/20/02	253000	1630	0	8	1999	3	3944	N	N	501 BREMERTON PL NE
4	156087	0150	05/22/02	254000	1630	0	8	1998	3	4103	N	N	524 CHELAN PL NE
4	156087	0240	08/20/02	254500	1630	0	8	1998	3	4053	N	N	4614 NE 5TH CT
4	156087	0010	08/08/02	259500	1630	0	8	1999	3	4537	N	N	4501 NE 5TH ST
4	156087	0030	06/20/01	275000	1630	0	8	1999	3	3593	N	N	4513 NE 5TH ST
4	112305	9092	09/10/01	238500	1700	0	8	1975	4	26796	N	N	12204 148TH AV SE
4	640350	0580	07/17/02	254950	1790	0	8	1996	3	7213	N	N	4211 NE 7TH ST
4	345041	0030	03/26/02	239950	1850	0	8	1977	3	7475	N	N	967 ANACORTES CT NE
4	640350	0590	11/21/02	276500	1870	0	8	1996	3	7904	N	N	4205 NE 7TH ST
4	640350	0020	12/10/02	286500	1890	0	8	1996	3	8049	N	N	4415 NE 6TH CT
4	156087	0160	07/10/02	251000	1960	0	8	1998	3	4103	N	N	530 CHELAN PL NE
4	156087	0470	11/01/02	279950	2000	0	8	1998	3	2999	N	N	517 CHELAN PL NE
4	556145	0020	04/20/01	269950	2040	0	8	1997	3	7210	N	N	956 ANACORTES AV NE
4	556145	0030	04/02/02	301500	2040	0	8	1997	3	7430	N	N	950 ANACORTES AV NE
4	947570	0190	03/28/01	250102	2050	0	8	2001	3	4548	N	N	498 FIELD PL NE
4	640350	0280	10/31/02	292000	2060	0	8	1996	3	7894	N	N	4302 NE 6TH PL
4	640350	0310	03/14/01	295000	2080	0	8	1996	3	8228	N	N	4400 NE 6TH PL
4	102305	9428	05/07/02	295000	2100	0	8	2002	3	5840	N	N	4105 NW 8TH ST
4	102305	9429	09/12/02	291250	2100	0	8	2002	3	5857	N	N	4111 NE 8TH ST
4	640350	0460	11/29/01	276000	2170	0	8	1996	3	7369	N	N	4404 NE 7TH ST
4	640351	0510	10/01/02	307000	2240	0	8	1997	3	7747	N	N	741 BREMERTON PL NE
4	556145	0090	09/06/01	277500	2260	0	8	1996	3	8640	N	N	4341 NE 9TH PL
4	556145	0190	04/19/01	290000	2260	0	8	1996	3	7200	N	N	4318 NE 9TH PL
4	556145	0170	04/24/02	298500	2260	0	8	1997	3	9060	N	N	4306 NE 9TH PL
4	640350	0210	11/11/02	313400	2420	0	8	1996	3	7931	N	N	4413 NE 6TH PL
4	640350	0360	04/04/02	318000	2580	0	8	1997	3	7377	N	N	671 BREMERTON AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	102305	9432	01/30/02	300990	2610	0	8	2002	3	7104	N	N	753 VASHON AV NE
4	640350	0150	02/06/02	318000	2710	0	8	1996	3	7530	N	N	4324 NE 6TH CT
4	102305	9430	05/03/02	319990	2720	0	8	2002	3	8622	N	N	765 VASHON AV NE
4	102305	9431	02/01/02	309990	2740	0	8	2002	3	7491	N	N	747 VASHON AV NE
4	640351	0020	05/29/02	356000	2770	0	8	1997	3	7620	N	N	4409 NE 7TH PL
4	640351	0220	11/07/02	356000	2860	0	8	1998	3	7987	N	N	4548 NE 7TH PL
4	640350	0550	06/19/01	322250	2940	0	8	1996	3	8104	N	N	4204 NE 7TH ST
4	165660	0030	09/10/01	385000	2640	0	9	1995	3	22249	N	N	16025 SE 127TH PL
4	165660	0150	04/26/02	444000	2880	0	9	1996	3	20936	N	N	16027 SE 125TH ST
4	165660	0230	02/22/02	439990	2880	0	9	1996	3	23787	N	N	15935 SE 124TH PL
4	165660	0070	03/27/02	489500	3027	750	9	1996	3	26724	N	N	16038 SE 127TH PL
4	165660	0280	01/24/02	439000	3111	0	9	1997	3	24466	N	N	12615 160TH AV SE
4	165660	0160	02/01/02	473000	3310	0	9	1997	3	16034	N	N	16043 SE 125TH ST
4	165660	0260	02/13/01	469000	3340	0	9	1996	3	24435	N	N	12513 160TH AV SE
5	512710	0080	01/23/02	198500	820	820	6	1971	4	9440	N	N	14261 145TH PL SE
5	934790	0160	08/08/02	172500	880	0	6	1967	4	8400	N	N	14224 143RD AV SE
5	510422	0050	12/10/01	209990	960	290	6	1969	4	9870	N	N	14231 147TH PL SE
5	510422	0050	07/24/02	218000	960	290	6	1969	4	9870	N	N	14231 147TH PL SE
5	142305	9040	05/22/02	170000	980	0	6	1968	3	9583	N	N	13425 156TH AV SE
5	416990	0040	02/05/01	190000	1010	0	6	1968	4	10200	N	N	14001 145TH AV SE
5	152305	9010	04/17/02	190000	1010	0	6	1968	3	13068	N	N	14022 144TH AV SE
5	321110	0920	05/22/01	190000	1150	0	6	1962	5	10584	N	N	4617 SE 4TH PL
5	321110	0960	04/01/02	212900	1150	0	6	1962	4	8450	N	N	408 CHELAN AV SE
5	221610	0100	03/16/01	190000	1190	0	6	1969	4	9600	N	N	14217 142ND AV SE
5	221610	0130	01/12/01	191420	1190	0	6	1969	4	9996	N	N	14243 142ND AV SE
5	221610	0130	12/04/01	198000	1190	0	6	1969	4	9996	N	N	14243 142ND AV SE
5	221610	0040	09/09/02	190000	1380	0	6	1969	4	9800	N	N	14025 SE 142ND ST
5	512710	0230	04/02/01	192000	1730	0	6	1971	4	9870	N	N	14231 146TH PL SE
5	510420	0460	11/13/02	220950	1740	0	6	1969	4	9890	N	N	13932 146TH AV SE
5	510422	0150	11/21/01	230000	1860	0	6	1969	3	9870	N	N	14224 147TH PL SE
5	395590	0810	02/26/01	283446	2510	0	6	2001	3	5250	N	N	273 CAMAS AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	321100	0920	08/13/01	165000	950	0	7	1959	4	7800	N	N	4515 SE 3RD PL
5	321100	0090	04/23/01	179900	950	0	7	1959	4	8400	N	N	4212 SE 3RD ST
5	321100	0730	03/25/02	178300	980	0	7	1959	3	7800	N	N	4109 SE 3RD PL
5	321110	0810	02/26/01	221250	1010	530	7	1962	4	8450	N	N	4413 SE 4TH PL
5	512700	0330	09/09/02	230000	1040	380	7	1977	4	14000	N	N	13720 SE 141ST ST
5	252500	0760	01/08/02	178000	1050	0	7	1964	3	12744	N	N	104 UNION AV SE
5	321110	0480	12/04/01	214500	1060	290	7	1979	4	7800	N	N	4406 SE 4TH PL
5	321110	0480	12/05/02	224950	1060	290	7	1979	4	7800	N	N	4406 SE 4TH PL
5	512710	0070	10/22/02	216500	1070	460	7	1975	4	9975	N	N	14253 145TH PL SE
5	321110	0430	07/19/01	175000	1100	0	7	1962	4	7800	N	N	4512 SE 4TH PL
5	252500	0740	11/16/01	195000	1110	0	7	1983	3	8600	N	N	4102 SE 2ND PL
5	152305	9135	06/08/01	148032	1130	0	7	1964	4	9360	N	N	4512 SE 2ND PL
5	252500	0510	08/09/01	235000	1130	0	7	1983	3	7650	N	N	220 VASHON AV SE
5	692800	0070	07/23/01	189950	1150	0	7	1968	3	9620	N	N	14117 SE 132ND ST
5	152305	9136	09/24/01	186000	1160	0	7	1962	3	8840	N	N	4506 SE 2ND PL
5	321110	0050	09/11/02	245500	1160	0	7	1983	3	7800	N	N	4126 SE 4TH ST
5	692800	0480	04/09/02	231000	1170	400	7	1976	4	5800	N	N	14004 SE 135TH ST
5	692800	0250	12/18/01	192474	1170	0	7	1969	3	19286	N	N	14124 SE 134TH ST
5	144450	0020	12/05/01	188000	1170	0	7	1962	3	9632	N	N	5516 NE 2ND ST
5	692800	0250	09/23/02	214000	1170	0	7	1969	3	19286	N	N	14124 SE 134TH ST
5	152305	9067	03/12/01	260000	1180	0	7	1965	4	220413	N	N	14217 SE 136TH ST
5	152305	9119	11/21/01	184000	1220	0	7	1960	4	11761	N	N	14023 144TH AV SE
5	162305	9086	10/11/01	176000	1230	0	7	1963	4	15246	N	N	215 UNION AV SE
5	512870	0140	05/21/02	219900	1240	0	7	1978	4	9875	N	N	14114 SE 142ND ST
5	386350	0090	06/07/02	200000	1260	0	7	1972	4	9520	N	N	13567 139TH PL SE
5	252550	0280	04/23/01	245000	1260	940	7	1986	3	7369	N	N	116 BREMERTON PL NE
5	252550	0570	11/20/01	249000	1260	800	7	1985	3	7535	N	N	178 VASHON PL NE
5	252550	0560	08/15/01	229950	1280	0	7	1985	3	8697	N	N	172 VASHON PL NE
5	512870	0120	06/07/01	204950	1290	400	7	1978	4	9875	N	N	14130 SE 142ND ST
5	692800	0120	11/12/02	198000	1300	0	7	1969	4	9720	N	N	14104 SE 133RD ST
5	321100	0370	09/24/02	200000	1300	350	7	1960	3	9825	N	N	4417 SE 2ND PL

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**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	692800	0240	01/29/02	193000	1300	0	7	1969	3	9225	N	N	13307 142ND AV SE
5	321100	0570	06/07/02	199950	1320	0	7	1959	4	10648	N	N	4212 SE 3RD PL
5	321100	0380	07/18/02	209900	1320	0	7	1959	4	8850	N	N	4423 SE 2ND PL
5	321100	0580	10/18/02	180950	1350	0	7	1959	3	10890	N	N	4204 SE 3RD PL
5	152305	9176	11/14/01	258000	1370	760	7	1969	4	29185	N	N	13837 144TH AV SE
5	152305	9095	06/29/01	197000	1390	0	7	1955	4	29620	N	N	13225 138TH AV SE
5	559290	0085	06/19/02	216950	1400	0	7	1963	4	7500	N	N	169 MONTEREY DR NE
5	512710	0010	09/24/01	202500	1420	0	7	1968	3	10650	N	N	14205 145TH PL SE
5	152305	9182	12/27/02	210950	1460	0	7	1988	3	19166	N	N	14004 SE 141ST ST
5	512700	1450	01/12/01	196000	1470	0	7	1974	4	10764	N	N	14244 142ND AV SE
5	512700	0650	09/28/01	180000	1490	0	7	1967	3	9600	N	N	14211 140TH AV SE
5	512700	1390	07/31/01	225000	1520	360	7	1967	4	10902	N	N	14235 143RD AV SE
5	512700	0500	05/03/02	207500	1530	0	7	1968	3	10010	N	N	13825 SE 141ST ST
5	512700	0325	04/25/02	223500	1530	0	7	1967	3	12879	N	N	13714 SE 141ST ST
5	512710	0170	08/21/02	219950	1540	0	7	1968	4	9870	N	N	14212 145TH PL SE
5	430730	0970	06/06/02	223900	1540	0	7	2002	3	3480	N	N	159 GLENNWOOD AV SE
5	512700	0440	10/22/02	224500	1550	0	7	1968	4	9628	N	N	13719 SE 141ST ST
5	430730	0510	07/10/02	229474	1560	0	7	2002	3	4496	N	N	200 GLENNWOOD PL SE
5	059350	0060	11/28/01	217000	1560	0	7	1962	3	19345	N	N	14007 143RD AV SE
5	146340	0032	10/21/02	229950	1590	0	7	1986	3	15362	N	N	15225 SE 142ND ST
5	430730	1020	04/23/02	247771	1640	0	7	2002	3	4836	N	N	209 GLENNWOOD AV SE
5	430730	0180	06/24/02	254600	1640	0	7	2002	3	3600	N	N	157 FERNDALE AV SE
5	222305	9051	11/29/01	250000	1670	0	7	1979	3	14886	N	N	14404 146TH PL SE
5	512700	1570	01/23/01	190000	1680	0	7	1967	3	11040	N	N	14231 144TH AV SE
5	327615	0090	06/07/02	237000	1690	0	7	1967	4	14110	N	N	13801 139TH AV SE
5	252550	0110	12/04/02	271600	1700	0	7	1985	3	7471	N	N	110 VASHON CT NE
5	321110	0760	11/12/01	225000	1720	0	7	1986	3	8450	N	N	4317 SE 4TH PL
5	430730	1000	03/11/02	250922	1732	0	7	2002	3	3480	N	N	177 GLENNWOOD AV SE
5	512700	1730	10/21/02	225000	1750	0	7	1968	4	9828	N	N	14312 144TH AV SE
5	252550	0450	09/13/02	270000	1830	0	7	1986	3	8729	N	N	164 WHITMAN CT NE
5	142305	9069	10/24/01	325000	1840	0	7	1987	3	45906	N	N	15402 SE 132ND ST

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**Area 32**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	430730	0940	06/18/02	243446	1900	0	7	2002	3	3480	N	N	113 GLENNWOOD AV SE
5	430730	0930	04/01/02	245244	1900	0	7	2002	3	3480	N	N	107 GLENNWOOD AV SE
5	146340	0047	10/19/01	205320	1910	0	7	1963	4	10200	N	N	13615 156TH AV SE
5	152305	9224	03/22/01	247950	2060	0	7	1984	4	17301	N	N	14037 SE 141ST ST
5	321110	0040	04/05/01	255000	2080	0	7	1983	3	7800	N	N	4120 SE 4TH ST
5	512700	0520	12/17/02	210000	2100	0	7	1968	3	9790	N	N	13832 SE 142ND ST
5	430730	0120	12/20/01	247756	2120	0	7	2002	3	3916	N	N	2627 NE 1ST ST
5	430730	0950	04/01/02	271447	2148	0	7	2002	3	3480	N	N	119 GLENNWOOD AV SE
5	430730	0220	01/18/02	260613	2150	0	7	2002	3	4663	N	N	174 FERNDALE AV SE
5	430730	0990	05/06/02	248850	2150	0	7	2002	3	3480	N	N	171 GLENNWOOD AV SE
5	430730	1040	01/25/02	257651	2150	0	7	2002	3	3444	N	N	172 FERNDALE AV SE
5	430730	0530	07/22/02	264545	2150	0	7	2002	3	4500	N	N	174 GLENNWOOD PL SE
5	430730	0490	06/03/02	289048	2150	0	7	2002	3	5739	N	N	212 GLENNWOOD PL SE
5	430730	1080	07/22/02	260328	2170	0	7	2002	3	3480	N	N	150 FERNDALE AV SE
5	430730	0610	05/29/02	256487	2170	0	7	2002	3	4401	N	N	102 GLENNWOOD PL SE
5	430730	0520	07/15/02	260429	2170	0	7	2002	3	4500	N	N	180 GLENNWOOD PL SE
5	430730	0960	05/08/02	269393	2170	0	7	2002	3	3480	N	N	153 GLENNWOOD AV SE
5	430730	0130	12/20/01	273239	2170	0	7	2002	3	4500	N	N	103 FERNDALE AV SE
5	430730	0920	03/06/02	274838	2170	0	7	2002	3	4350	N	N	101 GLENNWOOD AV SE
5	395590	0540	01/12/01	265315	2200	0	7	2001	3	6681	N	N	262 BLAINE DR SE
5	395590	0170	02/21/01	260168	2200	0	7	2001	3	6322	N	N	258 BLAINE CT SE
5	395590	0740	05/24/01	262650	2200	0	7	2001	3	5527	N	N	2306 SE 3RD ST
5	395590	0530	02/16/01	266755	2200	0	7	2001	3	5252	N	N	260 BLAINE DR SE
5	395590	0870	03/29/01	268470	2200	0	7	2001	3	5824	N	N	2221 SE 2ND CT
5	395590	1200	04/25/02	280885	2200	0	7	2002	3	5699	N	N	288 EDMONDS AV SE
5	430730	0690	07/22/02	275931	2230	0	7	2002	3	3480	N	N	173 GLENNWOOD PL SE
5	430730	0110	12/20/01	276118	2230	0	7	2002	3	3600	N	N	2621 NE 1ST ST
5	430730	0480	08/06/02	275877	2310	0	7	2002	3	7670	N	N	218 GLENNWOOD PL SE
5	430730	0170	06/24/02	287850	2310	0	7	2002	3	4500	N	N	151 FERNDALE AV SE
5	395590	0790	01/03/01	274310	2410	0	7	2001	3	6631	N	N	261 CAMAS AV SE
5	430730	0240	02/07/02	265466	2420	0	7	2002	3	4020	N	N	211 FERNDALE AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	430730	0330	03/19/02	265520	2420	0	7	2002	3	4050	N	N	265 FERNDALE AV SE
5	430730	0210	01/31/02	266464	2420	0	7	2002	3	5089	N	N	173 FERNDALE AV SE
5	430730	0280	03/29/02	270225	2420	0	7	2002	3	4050	N	N	235 FERNDALE AV SE
5	430730	0340	03/25/02	270740	2420	0	7	2002	3	4275	N	N	271 FERNDALE AV SE
5	430730	0290	03/04/02	271138	2420	0	7	2002	3	4050	N	N	241 FERNDALE AV SE
5	430730	0300	03/08/02	271547	2420	0	7	2002	3	4050	N	N	247 FERNDALE AV SE
5	430730	0320	04/02/02	273840	2420	0	7	2002	3	4050	N	N	259 FERNDALE AV SE
5	395590	0750	07/11/01	297421	2420	0	7	2001	3	6196	N	N	2300 SE 3RD ST
5	430730	0580	08/15/02	276609	2420	0	7	2002	3	4500	N	N	114 GLENNWOOD PL SE
5	395590	0800	02/07/01	267900	2490	0	7	2001	3	5250	N	N	267 CAMAS AV SE
5	395590	0820	03/19/01	278305	2490	0	7	2001	3	5250	N	N	277 CAMAS AV SE
5	395590	0590	01/30/01	275808	2490	0	7	2001	3	4750	N	N	2314 SE 2ND CT
5	395590	0860	01/30/01	279900	2490	0	7	2001	3	6189	N	N	2224 SE 3RD ST
5	395590	1280	07/02/01	281641	2490	0	7	2001	3	5400	N	N	277 EDMONDS AV SE
5	395590	0970	03/26/01	282675	2490	0	7	2001	3	6589	N	N	2239 SE 3RD ST
5	395590	0840	02/09/01	283767	2490	0	7	2001	3	7028	N	N	2232 SE 3RD ST
5	395590	0150	03/05/01	284778	2490	0	7	2001	3	4751	N	N	255 CAMAS AV SE
5	395590	0960	01/26/01	290973	2490	0	7	2001	3	6208	N	N	2235 3RD ST
5	395590	1310	05/16/01	311710	2490	0	7	2001	3	8766	N	N	2412 SE 3RD ST
5	395590	1000	05/21/01	315540	2490	0	7	2001	3	8020	N	N	2311 SE 3RD ST
5	395590	0330	07/18/01	326529	2490	0	7	2001	3	6717	N	N	2106 SE 2ND PL
5	395590	1190	02/21/02	310000	2490	0	7	2002	3	5566	N	N	292 EDMONDS AV SE
5	395590	1230	02/08/02	312708	2490	0	7	2002	3	5699	N	N	270 EDMONDS AV SE
5	395590	1110	01/07/02	323936	2490	0	7	2002	3	8323	N	N	368 EDMONDS AV SE
5	395590	0620	06/21/01	280462	2510	0	7	2001	3	4694	N	N	2404 2ND PL SE
5	395590	1330	07/02/01	287451	2510	0	7	2001	3	5308	N	N	2404 SE 3RD ST
5	395590	0730	06/19/01	289000	2510	0	7	2001	3	5572	N	N	2310 SE 3RD ST
5	395590	1380	08/10/01	289743	2510	0	7	2001	3	6012	N	N	264 DAYTON AV SE
5	395590	0760	07/31/01	297520	2510	0	7	2001	3	5495	N	N	274 CAMAS AV SE
5	395590	0940	05/03/01	294995	2510	0	7	2001	3	8049	N	N	2227 SE 3RD ST
5	395590	1370	09/14/01	300538	2510	0	7	2001	3	5647	N	N	268 DAYTON AV SE

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5	395590	0220	05/17/01	302724	2510	0	7	2001	3	5258	N	N	2234 SE 2ND PL
5	395590	1040	04/24/01	316605	2510	0	7	2001	3	12831	N	N	2411 SE 3RD ST
5	395590	1180	05/10/02	313098	2510	0	7	2002	3	5921	N	N	300 EDMONDS AV SE
5	430730	1030	03/11/02	285197	2570	0	7	2002	3	4796	N	N	225 GLENNWOOD AV SE
5	430730	0350	08/06/02	283918	2570	0	7	2002	3	4725	N	N	277 FERNDALE AV SE
5	395590	0700	04/26/01	294500	2570	0	7	2000	3	5411	N	N	267 DAYTON AV SE
5	430730	0140	12/20/01	287777	2570	0	7	2002	3	3600	N	N	109 FERNDALE AV SE
5	430730	0470	08/06/02	293010	2570	0	7	2002	3	8384	N	N	224 GLENNWOOD PL SE
5	430730	0810	05/09/02	264860	2580	0	7	2002	3	4896	N	N	208 GLENNWOOD AV SE
5	430730	0680	04/25/02	270190	2580	0	7	2002	3	3480	N	N	167 GLENNWOOD PL SE
5	430730	0700	04/05/02	273342	2580	0	7	2002	3	3480	N	N	179 GLENNWOOD PL SE
5	430730	0660	07/31/02	275369	2580	0	7	2002	3	3480	N	N	155 GLENNWOOD PL SE
5	430730	0720	08/05/02	275834	2580	0	7	2002	3	5085	N	N	201 GLENNWOOD PL SE
5	512630	0520	07/18/02	304800	2613	0	7	2002	3	4500	N	N	5913 SE 2ND ST
5	395590	0160	04/12/01	307486	2620	0	7	2001	4	5618	N	N	259 CAMAS AV SE
5	395590	0180	06/05/01	291875	2620	0	7	2001	3	4858	N	N	256 BLAINE CT SE
5	395590	0470	01/02/01	297865	2620	0	7	2001	3	5627	N	N	2229 BLAINE CT SE
5	395590	1050	05/11/01	310507	2620	0	7	2001	3	12165	N	N	311 EDMONDS AV SE
5	395590	1050	08/26/02	330000	2620	0	7	2001	3	12165	N	N	311 EDMONDS AV SE
5	395590	1210	08/12/02	313238	2620	0	7	2002	3	5699	N	N	282 EDMONDS AV SE
5	395590	1300	07/13/01	283850	2670	0	7	2001	3	5753	N	N	289 EDMONDS AV SE
5	395590	0020	06/12/01	290972	2670	0	7	2001	3	6218	N	N	2414 SE 2ND PL
5	395590	1030	05/04/01	296242	2670	0	7	2001	3	10381	N	N	2407 SE 3RD ST
5	395590	1350	08/16/01	297088	2670	0	7	2001	3	6975	N	N	276 DAYTON AV SE
5	395590	0360	07/13/01	303900	2670	0	7	2001	3	11266	N	N	251 BLAINE DR SE
5	395590	1260	07/26/01	303906	2670	0	7	2001	3	5743	N	N	265 EDMONDS AV SE
5	395590	0390	06/06/01	354221	2670	0	7	2001	3	9237	N	N	257 BLAINE DR SE
5	395590	0090	04/11/01	338291	2670	0	7	2001	3	5025	N	N	2316 SE 2ND PL
5	395590	1100	03/25/02	304280	2730	0	7	2002	3	8110	N	N	367 EDMONDS AV SE
5	395590	0850	05/14/01	318987	2740	0	7	2001	3	6980	N	N	2228 SE 3RD ST
5	395590	0010	05/30/01	311460	2740	0	7	2001	3	6916	N	N	2418 EDMONDS AV SE

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5	395590	1340	06/06/01	316919	2760	0	7	2001	3	6737	N	N	2400 SE 3RD ST
5	395590	0560	01/04/01	291131	2760	0	7	2001	3	6493	N	N	266 BLAINE DR SE
5	395590	1320	08/03/01	309061	2760	0	7	2001	3	5883	N	N	2408 SE 3RD ST
5	395590	0560	08/22/02	315000	2760	0	7	2001	3	6493	N	N	266 BLAINE DR SE
5	395590	0910	02/13/01	315867	2760	0	7	2001	3	8558	N	N	271 SE 3RD ST
5	395590	1170	02/11/02	342574	2760	0	7	2002	3	7616	N	N	306 EDMONDS AV SE
5	395590	1010	04/04/01	301314	2770	0	7	2001	3	7816	N	N	2315 SE 3RD ST
5	395590	0710	08/20/01	303545	2770	0	7	2001	3	5492	N	N	271 DAYTON AV SE
5	395590	1120	03/22/02	338929	2770	0	7	2002	3	9637	N	N	362 EDMONDS AV SE
5	395590	1090	04/29/02	347276	2804	0	7	2002	3	7206	N	N	361 EDMONDS AV SE
5	430730	0400	06/18/02	305994	2820	0	7	2002	3	6413	N	N	313 FERNDALE AV SE
5	430730	0380	07/12/02	306115	2820	0	7	2002	3	4873	N	N	301 FERNDALE AV SE
5	430730	0150	12/20/01	311315	2820	0	7	2002	3	4050	N	N	115 FERNDALE AV SE
5	430730	0360	04/01/02	330161	2820	0	7	2002	3	5017	N	N	283 FERNDALE AV SE
5	395590	0260	08/20/02	310650	2830	0	7	2000	3	5469	N	N	2218 SE 2ND PL
5	395590	0720	05/08/01	322785	2920	0	7	2001	3	7235	N	N	2314 SE 3RD ST
5	395590	0400	06/27/01	329870	2920	0	7	2001	3	7837	N	N	259 BLAINE DR SE
5	395590	0780	07/06/01	315680	3000	0	7	2001	3	6387	N	N	266 CAMAS AV SE
5	395590	0650	01/23/01	316728	3040	0	7	2001	3	5225	N	N	2329 SE 2ND PL
5	395590	1290	06/07/01	322332	3040	0	7	2001	3	5467	N	N	283 EDMONDS AV SE
5	395590	0920	03/22/01	321605	3040	0	7	2001	3	10035	N	N	273 BLAINE CT SE
5	395590	0370	06/19/01	318321	3040	0	7	2001	3	9710	N	N	253 BLAINE DR SE
5	395590	0930	03/21/01	326255	3040	0	7	2001	3	9852	N	N	2223 SE 3RD ST
5	395590	1220	03/28/02	317000	3040	0	7	2002	3	5699	N	N	276 EDMONDS AV SE
5	395590	0690	05/02/01	322900	3040	0	7	2000	3	6384	N	N	263 DAYTON AV SE
5	395590	0410	06/05/01	343750	3040	0	7	2001	3	7442	N	N	261 BLAINE DR SE
5	395590	1140	08/09/02	331232	3040	0	7	2002	3	6000	N	N	324 EDMONDS AV SE
5	395590	1150	04/23/02	341415	3040	0	7	2002	3	6220	N	N	318 EDMONDS AV SE
5	395590	1160	01/02/02	359346	3040	0	7	2002	3	8207	N	N	312 EDMONDS AV SE
5	395590	1250	02/24/02	349395	3040	0	7	2002	3	6756	N	N	260 EDMONDS AV SE
5	395590	0770	07/17/01	313691	3060	0	7	2001	3	5414	N	N	270 CAMAS AV SE

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5	395590	1080	03/27/02	364045	3120	0	7	2002	3	8426	N	N	355 EDMONDS AV SE
5	395590	0460	12/11/01	335000	3410	0	7	2000	3	6720	N	N	257 BLAINE CT S
5	395590	0440	07/09/01	363631	3420	0	7	2001	3	8358	N	N	267 BLAINE DR SE
5	395590	0420	07/02/01	328540	3420	0	7	2001	3	8005	N	N	263 BLAINE DR SE
5	395590	0950	05/25/01	343000	3420	0	7	2001	3	6312	N	N	2231 SE 3RD ST
5	395590	1360	09/13/01	349182	3420	0	7	2001	3	5775	N	N	272 DAYTON AV SE
5	430730	0230	01/30/02	276003	3430	0	7	2002	3	4134	N	N	205 FERNDALE AV SE
5	430730	0250	05/09/02	292873	3430	0	7	2002	3	4050	N	N	217 FERNDALE AV SE
5	430730	0160	06/24/02	332500	3430	0	7	2002	3	4500	N	N	121 FERNDALE AV SE
5	395590	0990	04/10/01	357325	3460	0	7	2001	3	8258	N	N	2305 SE 2ND ST
5	395590	0830	01/30/01	325210	3460	0	7	2001	3	6590	N	N	281 CAMAS AV SE
5	395590	1060	04/26/01	415957	3930	0	7	2001	3	10897	N	N	317 EDMONDS AV SE
5	395590	0380	08/24/01	379153	3930	0	7	2001	3	10957	N	N	255 BLAINE DR SE
5	395590	1070	05/02/01	379858	3930	0	7	2001	3	9502	N	N	325 EDMONDS AV SE
5	395590	0340	06/25/01	466200	3930	0	7	2001	3	20884	Y	N	2100 SE 2ND PL
5	395590	0430	05/22/01	404900	3930	0	7	2000	3	9223	N	N	265 BLAINE DR SE
5	395590	1130	04/12/02	410214	4010	0	7	2002	3	10435	N	N	350 EDMONDS AV SE
5	395590	0350	06/01/01	405175	4160	0	7	2001	3	16393	Y	N	2101 SE 2ND PL
5	395590	0980	04/23/01	408190	4250	0	7	2001	3	7599	N	N	2301 SE 3RD ST
5	395590	1020	04/04/01	402556	4250	0	7	2001	3	8926	N	N	2403 SE 3RD ST
5	430730	0440	06/24/02	374300	4310	0	7	2002	3	5662	N	N	268 FERNDALE AV SE
5	107200	0240	08/16/02	259900	1340	500	8	1977	4	11440	N	N	14923 SE 143RD PL
5	107200	0260	09/09/02	252900	1350	430	8	1977	3	11440	N	N	15011 SE 143RD PL
5	559290	0210	08/15/01	269950	1360	220	8	1955	4	8164	Y	N	77 MONTEREY PL NE
5	559290	0150	10/16/02	275000	1560	800	8	1973	4	7300	Y	N	102 MONTEREY DR NE
5	430730	1010	03/04/02	233636	1560	0	8	2002	3	3898	N	N	203 GLENNWOOD AV SE
5	107203	0390	11/27/01	282500	1730	570	8	1983	3	12354	N	N	14922 SE 138TH PL
5	386350	0010	08/28/01	240000	1780	0	8	1972	4	6250	N	N	13568 139TH PL SE
5	144260	0120	06/21/02	265000	1800	860	8	1975	4	12640	N	N	15429 SE 132ND ST
5	107945	0360	09/01/02	262000	1820	0	8	1980	3	8050	N	N	14908 SE 145TH PL
5	107200	0190	04/04/02	259000	2020	0	8	1977	4	13668	N	N	14231 149TH PL SE

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5	512700	0700	06/19/02	270000	2020	0	8	1966	4	11760	N	N	13914 SE 144TH ST
5	107203	0480	09/05/02	265000	2020	0	8	1983	3	13520	N	N	14810 SE 139TH CT
5	512700	1290	07/02/02	260400	2040	0	8	1966	4	11499	N	N	14204 SE 146TH ST
5	107200	0400	09/14/01	275000	2120	0	8	1978	3	13000	N	N	14904 SE 143RD PL
5	107945	0050	08/15/02	276000	2220	0	8	1987	3	10537	N	N	14714 SE 145TH PL
5	107200	0180	04/06/01	259950	2240	0	8	1977	4	11088	N	N	14225 149TH PL SE
5	107203	0090	06/26/02	315000	2320	0	8	1981	3	12384	N	N	15129 SE 139TH PL
5	107202	0010	04/05/02	265500	2360	0	8	1979	3	15747	N	N	14401 151ST PL SE
5	943275	0010	05/07/01	349950	2430	0	8	1996	3	15001	N	N	15519 SE 133RD ST
5	107201	0530	09/24/01	298500	2560	0	8	1978	4	11340	N	N	14105 148TH PL SE
5	512700	0930	10/29/02	335000	2580	0	8	1974	4	30262	Y	N	14223 SE 146TH ST
5	107945	0140	07/10/02	272500	2600	0	8	1980	4	16200	Y	N	14801 SE 145TH PL
5	107201	0300	06/03/02	283500	2680	0	8	1978	4	11340	N	N	14137 150TH PL SE
5	510420	0470	05/02/01	250000	2720	0	8	1969	3	9856	N	N	14515 SE 139TH PL
5	510420	0470	05/20/02	262500	2720	0	8	1969	3	9856	N	N	14515 SE 139TH PL
5	107201	0140	09/03/02	269900	1720	510	9	1979	4	11700	N	N	15113 SE 141ST PL
5	107201	0250	09/07/01	277000	2240	0	9	1978	4	11340	N	N	14107 150TH PL SE
5	107201	0280	03/06/01	284950	2580	0	9	1978	4	11340	N	N	14125 150TH PL SE
5	107201	0370	08/30/01	289950	2580	0	9	1978	3	11340	N	N	14004 149TH PL SE
5	146120	0090	05/16/02	374950	2790	0	9	1997	3	15657	N	N	14545 144TH PL SE
5	518210	0084	06/17/02	350000	2850	0	9	1991	3	21735	N	N	4227 NE 2ND PL
5	146120	0020	04/26/02	455000	3070	0	9	1995	3	34991	Y	N	14513 144TH PL SE
5	730290	0060	09/05/02	465000	3260	0	9	1994	3	21840	N	N	14514 152ND PL SE
5	730290	0120	02/27/01	460000	3620	0	9	1994	3	21796	N	N	14424 152ND PL SE
5	730290	0170	07/12/01	494950	3810	0	9	1995	3	22409	N	N	14435 152ND PL SE
7	404840	0045	08/14/02	195000	770	0	5	1956	3	16732	Y	Y	14440 196TH AV SE
7	324320	0140	04/18/02	223000	910	120	6	1965	4	8400	N	N	16326 SE 132ND ST
7	723010	0342	02/21/02	167000	910	0	6	1968	3	23847	N	N	17460 SE 142ND ST
7	722970	0160	08/15/01	167000	920	0	6	1963	3	20650	N	N	16918 SE 136TH ST
7	324300	0070	09/25/02	180000	950	0	6	1959	3	9648	N	N	16047 SE 130TH ST
7	324320	0400	05/13/02	179300	980	0	6	1967	4	9800	N	N	13010 163RD AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	200600	0300	11/28/01	175250	1000	0	6	1966	3	10452	N	N	16016 SE 136TH ST
7	404840	0040	01/09/01	240000	1100	0	6	1955	3	17197	Y	Y	14438 196TH AV SE
7	108840	0190	11/07/02	193000	1120	0	6	1961	3	10125	N	N	13648 197TH AV SE
7	232305	9162	12/18/01	174950	1230	0	6	1968	3	11761	N	N	15911 SE 144TH ST
7	722980	0035	05/07/01	205000	1390	0	6	1957	3	25542	N	N	13805 169TH AV SE
7	232305	9164	03/22/01	219000	1420	0	6	1986	3	17424	N	N	15903 SE 144TH ST
7	108840	0180	10/25/02	225000	1440	0	6	1962	5	9600	N	N	13640 197TH AV SE
7	182306	9213	04/16/02	214500	1550	0	6	1958	4	15040	N	N	18027 SE 128TH ST
7	132305	9063	10/18/01	200500	1580	0	6	1956	2	24209	N	N	12823 166TH AV SE
7	723030	0180	08/31/01	225000	880	300	7	1963	4	17365	N	N	14737 173RD AV SE
7	379380	0310	12/17/01	182900	970	0	7	1966	4	12000	N	N	13408 191ST PL SE
7	723040	0780	06/18/01	228000	1010	110	7	1968	4	15050	N	N	18319 SE 145TH ST
7	147170	1180	07/05/01	209950	1010	500	7	1971	4	13500	N	N	20540 SE 159TH ST
7	519540	0060	12/13/01	174950	1010	0	7	1969	3	8883	N	N	14441 158TH PL SE
7	324320	0120	06/21/02	184000	1010	0	7	1963	3	9350	N	N	16337 SE 131ST PL
7	723000	0190	03/08/01	195000	1030	0	7	1969	4	9579	N	N	14208 183RD AV SE
7	509540	0800	07/26/01	217500	1040	500	7	1977	4	13500	N	N	14645 204TH AV SE
7	723000	0143	03/13/01	184000	1040	0	7	1966	3	11780	N	N	18315 SE 140TH ST
7	324320	0310	09/23/02	239900	1060	380	7	1967	4	7735	N	N	12840 163RD AV SE
7	722990	0970	03/21/01	212000	1070	200	7	1960	3	16986	N	N	18227 SE 135TH ST
7	379380	0430	05/14/01	222000	1100	580	7	1968	3	12000	N	N	13439 191ST AV SE
7	182306	9216	09/07/01	232000	1140	720	7	1970	4	25600	N	N	13525 W LAKE KATHLEEN DR SE
7	723030	0010	10/25/02	263450	1140	820	7	1978	2	21780	N	N	17103 SE 144TH ST
7	723030	0280	04/24/01	201000	1150	700	7	1967	3	14504	N	N	17340 SE 149TH ST
7	324310	0040	07/26/02	170950	1160	0	7	1961	3	7920	N	N	16025 SE 131ST ST
7	723030	0020	08/07/01	232500	1160	430	7	1969	3	34450	N	N	17119 SE 144TH ST
7	142305	9046	05/23/02	206200	1160	0	7	1960	3	13681	N	N	13908 156TH AV SE
7	723040	0080	09/27/02	215000	1170	0	7	1963	4	20460	N	N	14416 183RD AV SE
7	723040	0250	12/18/01	240000	1170	810	7	1968	4	13485	N	N	14622 182ND AV SE
7	509540	1820	05/26/01	210000	1180	0	7	1995	3	12615	N	N	15012 205TH AV SE
7	722990	0520	04/12/01	179000	1180	0	7	1959	3	16020	N	N	17545 SE 134TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	722970	0020	05/22/01	220000	1190	340	7	1963	4	25440	N	N	16435 SE 135TH ST
7	379360	0340	10/30/02	200000	1200	0	7	1962	4	13173	N	N	18428 SE 133RD PL
7	723000	0040	01/29/02	235000	1210	500	7	1963	4	26105	N	N	18211 SE 136TH ST
7	723040	0150	06/25/02	259950	1210	0	7	1963	4	40407	N	N	18245 SE 144TH PL
7	509560	0380	09/25/02	198500	1230	0	7	1969	4	13625	N	N	15605 204TH AV SE
7	142305	9044	08/17/01	254500	1230	430	7	1969	4	10917	N	N	15636 SE 139TH PL
7	723030	0240	10/10/01	197300	1250	150	7	1967	3	12870	N	N	14746 173RD AV SE
7	147170	1850	06/06/01	190000	1260	0	7	1968	4	14345	N	N	15701 203RD PL SE
7	379380	0420	03/14/02	240000	1290	490	7	1977	4	12000	N	N	13445 191ST AV SE
7	509540	0100	08/27/02	195000	1300	0	7	1971	4	15000	N	N	20241 SE 152ND ST
7	723040	0220	12/30/02	210000	1300	0	7	1979	4	28525	N	N	18232 SE 147TH ST
7	366450	0200	12/17/01	191000	1320	0	7	1960	4	23280	N	N	13110 156TH AV SE
7	723040	0760	06/19/01	194900	1330	0	7	1968	4	12900	N	N	18305 SE 145TH ST
7	509540	1420	12/02/02	195615	1340	0	7	1960	4	15000	N	N	14630 204TH AV SE
7	509540	1030	07/08/02	250000	1340	570	7	1976	3	16720	N	N	20124 SE 146TH ST
7	108130	0510	09/11/02	255000	1350	140	7	1970	4	12994	N	N	16426 SE 145TH ST
7	232305	9191	12/06/01	245000	1350	1320	7	1977	3	31798	N	N	14435 156TH AV SE
7	509540	0580	05/09/01	238500	1360	0	7	1984	3	17600	N	N	20120 SE 145TH ST
7	509540	1360	09/05/02	234000	1360	720	7	1978	3	16050	N	N	14826 204TH AV SE
7	509540	1580	04/10/02	259950	1360	860	7	1987	3	13500	N	N	14707 205TH AV SE
7	723020	0590	05/07/01	250000	1370	0	7	1969	4	24848	N	N	17204 SE 144TH ST
7	509550	0300	03/14/02	275500	1400	860	7	1963	5	28970	N	N	14729 206TH AV SE
7	722990	0415	04/06/01	183000	1400	560	7	1959	3	16638	N	N	17562 SE 133RD ST
7	132305	9086	07/05/01	252600	1420	230	7	1963	3	22215	N	N	16404 SE 135TH ST
7	132305	9071	06/14/01	195500	1430	0	7	1961	3	13132	N	N	13028 175TH AV SE
7	723030	0400	12/27/02	189950	1430	0	7	1968	2	19600	N	N	17317 SE 149TH ST
7	723010	0310	07/17/01	274950	1440	550	7	1962	4	47044	N	N	14303 177TH AV SE
7	722970	0080	02/26/02	229950	1440	0	7	1993	3	30192	N	N	16636 SE 136TH ST
7	379370	0060	07/26/01	209950	1460	0	7	1962	4	14223	N	N	18445 SE 135TH ST
7	723030	0610	04/03/01	174950	1470	0	7	1967	4	8100	N	N	14727 169TH AV SE
7	741800	0070	01/11/02	249950	1520	0	7	1966	3	12258	N	N	15646 SE 138TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	769550	0010	09/25/01	255000	1540	0	7	1988	3	30167	N	N	16712 SE 144TH ST
7	722990	0883	03/28/01	241900	1550	1300	7	1968	4	9687	N	N	13537 182ND AV SE
7	722990	0620	07/22/02	325000	1550	1550	7	1963	4	15939	N	N	13414 178TH AV SE
7	182306	9101	03/20/02	300000	1550	0	7	1980	3	19602	Y	Y	14101 E LAKE KATHLEEN DR SE
7	722990	0130	01/24/02	193000	1560	0	7	1961	3	16020	N	N	17331 SE 134TH ST
7	145750	0066	07/27/01	240000	1570	0	7	1966	5	21026	Y	N	13208 160TH AV SE
7	923650	0120	04/08/02	216500	1570	0	7	1966	4	10530	N	N	15833 SE 132ND PL
7	722980	0425	09/11/02	290000	1570	0	7	1962	3	25641	N	N	13798 171ST AV SE
7	723030	0350	10/09/02	190000	1600	0	7	1970	3	32010	N	N	14909 175TH AV SE
7	147170	0790	08/27/02	210350	1610	0	7	1968	4	15943	N	N	15528 206TH AV SE
7	722990	0990	12/02/02	237000	1610	0	7	1960	4	16846	N	N	18256 SE 136TH ST
7	404840	0110	11/30/01	404000	1620	940	7	1953	5	15850	Y	Y	14632 196TH AV SE
7	182306	9283	06/18/01	254200	1620	0	7	1989	3	115434	N	N	13910 184TH AV SE
7	723040	0370	02/05/02	192500	1630	0	7	1976	4	9800	N	N	14429 180TH AV SE
7	192306	9036	04/05/01	314000	1640	0	7	1982	3	94960	N	N	19300 SE 145TH ST
7	722990	1000	07/23/01	196500	1660	0	7	1961	4	16985	N	N	18236 SE 136TH ST
7	723000	0290	07/03/02	285000	1680	1000	7	1965	4	51439	N	N	14055 183RD AV SE
7	519540	0150	04/19/01	206000	1710	0	7	1969	4	10350	N	N	14410 158TH PL SE
7	923650	0070	01/17/02	190000	1720	0	7	1962	3	8450	N	N	15812 SE 132ND PL
7	509550	0070	02/12/02	243500	1730	0	7	1992	3	18400	N	N	14508 205TH AV SE
7	722970	0165	10/11/02	253500	1740	0	7	1965	4	29600	N	N	16904 SE 136TH ST
7	147170	0510	02/12/01	204950	1770	0	7	1972	4	12835	N	N	15549 206TH AV SE
7	723030	0420	07/24/02	235000	1770	0	7	1969	4	20066	N	N	17301 SE 149TH ST
7	722990	0080	02/11/02	290000	1800	1170	7	1961	3	23650	N	N	13419 173RD AV SE
7	723020	1190	11/08/02	289000	1850	0	7	1967	4	18525	N	N	17815 SE 144TH ST
7	769550	0330	07/25/01	275000	1860	0	7	1984	3	19963	N	N	14220 164TH AV SE
7	509540	0620	05/04/01	230000	1960	0	7	1966	3	19251	N	N	14517 201ST AV SE
7	509540	1210	05/17/01	245000	2020	0	7	1970	5	12300	N	N	14908 203RD AV SE
7	147170	1820	02/21/02	235000	2130	0	7	1963	3	11400	N	N	15633 203RD PL SE
7	509540	1250	04/15/02	319000	2160	0	7	2002	3	19375	N	N	15120 204TH AV SE
7	509540	0910	11/20/01	219000	2180	0	7	1960	4	16280	N	N	14505 204TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	723020	0730	01/18/02	244000	2260	0	7	1977	3	18560	N	N	14503 178TH AV SE
7	769550	0360	12/19/01	307250	2520	0	7	1986	3	17500	N	N	14206 164TH AV SE
7	145750	0105	02/07/01	238500	1160	0	8	1993	3	15000	N	N	14028 160TH AV SE
7	145750	0105	04/09/02	244950	1160	0	8	1993	3	15000	N	N	14028 160TH AV SE
7	108131	0080	04/01/02	279900	1400	360	8	1972	4	19600	N	N	16201 SE 145TH PL
7	108110	0060	04/15/02	216000	1400	400	8	1969	3	18500	N	N	16921 SE 144TH ST
7	108131	0220	09/10/01	219900	1510	0	8	1970	3	11250	N	N	14423 162ND AV SE
7	723030	0840	06/25/01	199950	1540	0	8	1969	3	14650	N	N	16960 SE 145TH ST
7	108130	0180	02/21/01	248000	1560	1100	8	1973	3	11050	N	N	14530 164TH PL SE
7	108132	0120	06/25/01	263500	1620	0	8	1972	4	11200	N	N	16160 SE 146TH PL
7	366450	0181	07/13/01	272333	1650	610	8	1959	4	14950	N	N	13008 156TH AV SE
7	108110	0050	01/26/01	221000	1710	0	8	1968	3	17195	N	N	16911 SE 144TH ST
7	108130	0270	09/07/01	249995	1730	0	8	1969	4	11050	N	N	14603 165TH AV SE
7	108180	0420	02/21/02	240000	1760	0	8	1973	4	10414	N	N	14468 157TH PL SE
7	108130	0050	06/26/02	225000	1790	330	8	1969	3	11250	N	N	14513 164TH PL SE
7	108130	0260	10/11/01	255000	1800	0	8	1969	4	11050	N	N	14529 165TH AV SE
7	108133	0270	09/05/01	254000	1820	0	8	1975	4	16150	N	N	14927 165TH PL SE
7	108180	0490	06/12/02	247475	1830	0	8	1974	4	10920	N	N	14412 157TH PL SE
7	723020	0710	05/28/02	227000	1880	0	8	1974	3	15486	N	N	14431 178TH AV SE
7	108132	0050	08/15/02	290000	1910	0	8	1972	3	11645	N	N	16139 SE 146TH PL
7	366450	0195	09/19/02	357000	2020	0	8	1983	4	46609	N	N	13009 158TH AV SE
7	509540	1910	12/18/02	330000	2030	0	8	2001	3	27000	N	N	14718 205TH AV SE
7	145750	0097	05/25/01	305000	2040	0	8	1969	3	66250	N	N	13817 162ND AV SE
7	108120	0490	11/02/01	275000	2230	0	8	1968	4	11180	N	N	14558 167TH PL SE
7	202306	9009	07/10/01	383900	2270	0	8	1990	3	206474	N	N	20921 SE 159TH ST
7	509540	0510	11/25/02	331500	2340	0	8	1991	3	34112	N	N	20316 SE 145TH ST
7	723010	0380	10/31/01	383000	2350	0	8	1996	3	50266	N	N	14003 177TH AV SE
7	722970	0230	05/15/02	319500	2460	0	8	1976	4	29600	N	N	17100 SE 136TH ST
7	509540	0490	06/21/01	312500	2470	0	8	1978	4	36056	N	N	20334 SE 145TH ST
7	769550	0080	12/18/02	300000	2500	0	8	1984	3	16625	N	N	14301 166TH PL SE
7	509540	0900	03/27/01	333000	2570	0	8	1995	3	15000	N	N	20318 SE 146TH ST

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**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	723010	0740	09/11/02	328500	2600	0	8	1989	3	50000	N	N	14033 180TH AV SE
7	108180	0270	05/30/02	358500	2630	0	8	1973	4	14625	N	N	15550 SE 148TH ST
7	192306	9072	02/23/01	465000	3090	0	8	1997	3	155457	Y	N	14747 180TH PL SE
7	723010	0060	10/12/01	492500	3420	0	8	2000	3	62290	N	N	13708 180TH AV SE
7	132305	9136	04/18/02	449950	3690	0	8	1994	3	27357	N	N	17419 SE 136TH ST
7	139750	0070	10/03/02	268000	1880	0	9	1981	4	10753	N	N	15718 SE 143RD ST
7	723010	0050	05/02/02	469000	3400	0	9	1989	3	60548	N	N	17842 SE 137TH ST
7	510330	0110	01/25/02	535000	3170	0	10	2001	3	18372	N	N	16240 205TH PL SE
7	510330	0030	05/29/02	548000	3420	0	10	2000	3	21316	N	N	16217 205TH PL SE
7	510330	0010	11/09/01	595950	3625	0	10	2000	3	34303	N	N	16009 204TH PL SE
7	510330	0220	03/29/01	542400	3680	0	10	2001	3	37422	N	N	20631 SE 162ND WY
7	510330	0160	06/22/01	574990	3707	0	10	2000	3	27745	N	N	20604 SE 162ND WY
7	510330	0100	05/09/01	559000	3810	0	10	2001	3	25686	N	N	16248 205TH PL SE

***Improved Sales Removed from this Annual Update Analysis*****Area 32****(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	041800	0090	04/25/01	177000	DIAGNOSTIC OUTLIER
3	041800	0250	02/22/01	154500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	041800	0505	02/01/01	126000	DIAGNOSTIC OUTLIER
3	042000	0085	02/22/02	181552	UNFINISHED AREA
3	042100	0280	03/23/02	138800	BKRPT-TRUSTEE; IMP. CHAR CHANGED SINCE SALE
3	042100	0350	06/27/02	100000	DIAGNOSTIC OUTLIER
3	042100	0535	10/04/02	110000	DIAGNOSTIC OUTLIER
3	042100	0540	11/21/01	101000	FORECLOSURE
3	042200	0095	11/21/01	104500	DIAGNOSTIC OUTLIER
3	042300	0045	01/23/01	170000	DIAGNOSTIC OUTLIER
3	042300	0055	04/17/01	320000	UNFINISHED AREA
3	042305	9060	07/29/02	255000	IMP COUNT
3	042400	0020	03/21/02	126900	RELATED PARTY, FRIEND, OR NEIGHBOR
3	042500	0055	01/14/02	113600	RELATED PARTY, FRIEND, OR NEIGHBOR
3	042500	0150	08/06/02	170000	TRADE
3	042520	0135	06/19/02	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	092305	9011	03/26/02	480000	DIAGNOSTIC OUTLIER
3	106140	0210	05/01/01	120000	DIAGNOSTIC OUTLIER
3	106140	0260	04/16/01	55105	EXEMPT FROM EXCISE TAX; RELATED PARTY/NBR
3	106150	0680	08/26/02	245000	RELOCATION - SALE BY SERVICE
3	106150	0680	08/05/02	245000	RELOCATION - SALE TO SERVICE
3	245720	0105	11/16/02	195000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	245720	0155	09/25/01	184500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	285480	0120	11/15/01	165000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	285480	0260	06/11/02	236000	RELOCATION - SALE BY SERVICE
3	285480	0260	06/08/02	236000	RELOCATION - SALE TO SERVICE
3	297230	0030	12/28/01	167750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	297230	0120	07/05/01	59832	QUIT CLAIM DEED DORRatio
3	298740	0115	08/17/01	144000	EXEMPT FROM EXCISE TAX; RELO-SALE BY SERVICE
3	311990	0165	06/20/02	181000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	338814	0010	11/20/02	340000	DIAGNOSTIC OUTLIER
3	338814	0020	12/11/02	305000	DIAGNOSTIC OUTLIER
3	722750	0180	04/16/01	132300	DIAGNOSTIC OUTLIER
3	722750	0210	04/16/01	129500	DIAGNOSTIC OUTLIER
3	722750	0285	07/20/01	192000	DIAGNOSTIC OUTLIER
3	722750	0285	10/11/02	92515	PARTIAL INTEREST;RELATED PARTY/ NBR DOR RATIO
3	722750	0300	04/03/02	140000	DIAGNOSTIC OUTLIER
3	722750	0365	12/13/02	125000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	722750	0365	09/27/02	125800	EXEMPT FROM EXCISE TAX
3	722750	0370	11/08/01	5000	QCD; PARTIAL INTEREST; DOR RATIO
3	722750	0390	07/26/01	152000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	722750	0415	11/05/02	160000	DIAGNOSTIC OUTLIER
3	722750	0800	03/14/01	87000	DIAGNOSTIC OUTLIER
3	722750	0850	07/17/01	165000	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***

**Area 32**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	722750	0885	08/12/02	144000	DIAGNOSTIC OUTLIER
3	722750	0935	05/29/01	135000	DIAGNOSTIC OUTLIER
3	722750	1030	01/12/01	115000	DIAGNOSTIC OUTLIER
3	722750	1030	11/02/01	45800	DOR RATIO
3	722750	1035	10/02/02	152000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	722750	1050	12/04/02	105000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	722750	1085	05/03/02	153900	BANKRUPTCY - RECEIVER OR TRUSTEE
3	722750	1085	12/21/01	33264	EXEMPT FROM EXCISE TAX DOR RATIO
3	722750	1100	09/27/02	179950	STATEMENT TO DOR
3	722750	1300	02/19/02	135000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	722750	1420	03/28/01	90000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	722750	1555	03/15/01	130000	DIAGNOSTIC OUTLIER
3	722750	1565	03/12/02	105000	DIAGNOSTIC OUTLIER
3	722750	1660	11/08/01	7500	QCD; PARTIAL INTEREST; DOR RATIO
3	722750	1665	09/11/01	174900	DIAGNOSTIC OUTLIER
3	722750	1670	12/19/01	170000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	722750	1730	11/11/02	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	722750	1770	08/29/02	160000	IMP CHARACTERISTICS.CHANGED
3	722750	1780	04/11/02	120000	DIAGNOSTIC OUTLIER
3	722750	1930	04/09/02	148000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	722750	1940	09/26/01	129900	DIAGNOSTIC OUTLIER
3	722750	1970	11/17/01	43085	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
3	722750	2025	08/29/02	150000	DIAGNOSTIC OUTLIER
3	722750	2045	05/31/01	174000	DIAGNOSTIC OUTLIER
3	722750	2190	11/08/01	3000	QCD; PARTIAL INTEREST; DORRatio
3	722750	2275	10/24/02	37902	QCD; RELATED PARTY, FRIEND,NEIGHBOR DORRatio
3	722750	2400	10/03/01	135000	DIAGNOSTIC OUTLIER
3	722750	2420	03/04/02	172000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	722750	2506	01/07/02	529279	DIAGNOSTIC OUTLIER
3	722780	0635	02/23/01	187500	DIAGNOSTIC OUTLIER
3	722780	0685	05/29/02	124000	DIAGNOSTIC OUTLIER
3	722780	0695	12/13/01	186000	DIAGNOSTIC OUTLIER
3	722780	0700	08/07/02	184000	DIAGNOSTIC OUTLIER
3	722780	0770	04/10/02	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	723630	0065	09/27/01	186000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	806290	0090	09/25/02	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	807420	0095	11/08/01	12000	QCD; PARTIAL INTEREST; DOR RATIO
3	807440	0055	06/28/02	193819	EXEMPT FROM EXCISE TAX
3	880540	0010	02/13/01	153000	DIAGNOSTIC OUTLIER
3	880540	0040	02/01/01	167000	DIAGNOSTIC OUTLIER
3	880540	0040	11/07/01	196000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	880540	0070	05/24/01	177500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	894475	0210	03/24/01	224000	RELOCATION - SALE BY SERVICE
3	894475	0210	03/24/01	224000	RELOCATION - SALE TO SERVICE
3	894475	0510	05/07/01	228000	UNFINISHED AREA

***Improved Sales Removed from this Annual Update Analysis***  
**Area 32**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	894850	0020	09/24/02	58910	RELATED PARTY,FRIEND,OR NEIGHBOR DOR RATIO
3	894850	0030	03/07/02	123000	DIAGNOSTIC OUTLIER
3	894850	0100	07/09/02	191700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	947620	0700	11/21/02	195000	DIAGNOSTIC OUTLIER
4	025140	0110	06/24/02	61775	QUIT CLAIM DEED DORRatio
4	025140	0320	02/01/02	176000	RELATED PARTY,NEIGHBOR;STMT TO DOR,DOR RATIO
4	032305	9129	07/31/02	95386	QCD; PARTIAL INTEREST; DORRatio
4	063810	0117	08/28/01	157500	DIAGNOSTIC OUTLIER
4	063810	0132	02/04/02	44260	RELATED PARTY,NEIGHBOR;STMT TO DOR,DOR RATIO
4	063810	0210	03/21/02	385000	DIAGNOSTIC OUTLIER
4	063810	0212	08/30/01	475000	QUESTIONABLE PER SALES IDENTIFICATION
4	063810	0270	05/17/01	159950	DIAGNOSTIC OUTLIER
4	063810	0275	04/27/01	153000	DIAGNOSTIC OUTLIER
4	086970	0560	02/28/02	205000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	102305	9129	05/21/01	38078	QCD; PARTIAL INTEREST; DOR RATIO
4	102305	9155	02/13/01	214000	DIAGNOSTIC OUTLIER
4	102305	9174	01/17/01	450000	PARTIAL INTEREST (103, 102, Etc.)
4	102305	9206	07/17/02	213024	DIAGNOSTIC OUTLIER
4	102305	9211	02/26/01	210000	QUESTIONABLE PER SALES IDENTIFICATION
4	102305	9291	01/23/02	33303	QCD;RELATED PARTY,FRIEND,NEIGHBOR DOR RATIO
4	102305	9309	06/21/02	305990	DIAGNOSTIC OUTLIER
4	102305	9380	04/30/01	124000	ImpCount-RELATED PARTY,OR NEIGHBOR DOR RATIO
4	102305	9422	03/20/01	237000	DIAGNOSTIC OUTLIER
4	112305	9002	01/13/01	100149	RELATED PARTY,FRIEND,OR NEIGHBOR, DOR RATIO
4	112305	9007	11/01/01	243000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	112305	9015	05/23/01	210000	% COMPLETE
4	112305	9015	08/20/02	264950	%COMPL,ACTIVE PERMIT BEFORE SALE>25K
4	112305	9053	05/08/01	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	112305	9105	10/02/02	264950	% COMPLETE
4	112305	9108	09/18/02	264950	% COMPLETE
4	112305	9109	10/01/02	274950	% COMPLETE
4	112305	9110	10/11/02	264950	% COMPLETE
4	156087	0550	02/18/02	100000	DOR RATIO
4	165650	0385	01/28/02	118000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	165650	0490	03/13/02	175000	MULTI-PARCEL SALE
4	165660	0260	02/13/01	469000	RELOCATION - SALE TO SERVICE
4	345030	0140	04/24/01	210000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	345030	0200	07/25/01	110000	DIAGNOSTIC OUTLIER
4	345030	0450	10/31/01	124600	RELATED PARTY, FRIEND, OR NEIGHBOR
4	345040	0180	03/11/02	165000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	427920	0080	02/08/02	217000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	516970	0081	01/30/01	189000	POOR COND
4	522930	0248	11/15/02	130000	DOR RATIO
4	522930	0258	04/08/02	110000	DIAGNOSTIC OUTLIER
4	522930	0269	03/19/01	115000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis**

**Area 32**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	522930	0328	05/29/01	201950	PREV IMP <=10K
4	522930	0330	05/24/01	180000	QUESTIONABLE PER SALES IDENTIFICATION
4	527470	0045	01/30/01	123000	ESTATE ADMIN, RELATED PARTY, OR NEIGHBOR
4	556145	0050	08/09/02	92100	QCD; PARTIAL INTEREST; DOR RATIO
4	640350	0600	04/19/02	263500	RELOCATION - SALE BY SERVICE
4	640350	0600	02/27/02	263500	RELOCATION - SALE TO SERVICE
4	640351	0170	11/04/02	28000	EXEMPT FROM EXCISE TAX DOR RATIO
4	640351	0390	10/23/01	289900	BANKRUPTCY - RECEIVER OR TRUSTEE
4	640351	0390	08/21/01	233750	EXEMPT FROM EXCISE TAX
4	660020	0040	08/29/01	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	720690	0115	04/03/02	173000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	743660	0010	04/17/01	66999	PARTIAL INTEREST;RELATED PARTY/ NBR DOR RATIO
4	743660	0020	06/18/02	192950	UNFINISHED AREA
4	743660	0060	04/01/02	196000	UNFINISHED AREA
4	935330	0020	06/11/01	29000	QCD;RELATED PARTY,FRIEND,NEIGHBOR DOR RATIO
4	935330	0220	07/11/01	170000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	935330	0280	12/11/02	30000	QCD; PARTIAL INTEREST; DORRatio
4	947570	0210	12/12/02	111389	DOR RATIO
4	947570	0390	01/16/02	4376	RELATED PARTY,FRIEND,OR NEIGHBOR, DOR RATIO
4	947571	0060	11/30/01	275855	STATEMENT TO DOR
4	947792	0180	04/26/01	292295	DIAGNOSTIC OUTLIER
4	947792	0220	10/12/01	275000	RELOCATION - SALE BY SERVICE
4	947792	0220	10/12/01	275000	RELOCATION - SALE TO SERVICE
4	947794	0180	09/16/02	386672	% COMPLETE
4	947794	0190	08/05/02	342162	% COMPLETE
4	947794	0300	03/19/02	304094	DIAGNOSTIC OUTLIER
5	084710	0045	03/01/02	500000	DIAGNOSTIC OUTLIER
5	084710	0060	03/29/02	435000	DIAGNOSTIC OUTLIER
5	107201	0400	08/05/02	305000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	107203	0480	04/30/01	265000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	152305	9005	04/10/02	134000	DIAGNOSTIC OUTLIER
5	152305	9061	04/30/01	306000	DIAGNOSTIC OUTLIER
5	152305	9099	06/02/02	160000	RELATED PARTY,NEIGHBOR;STMT TO DOR,DOR RATIO
5	214150	0010	09/20/02	329900	% COMPLETE
5	214150	0050	12/23/02	302500	% COMPLETE
5	214150	0100	12/03/02	335000	% COMPLETE
5	214150	0120	10/02/02	328600	% COMPLETE
5	214150	0140	10/21/02	319950	% COMPLETE
5	214150	0150	11/14/02	332000	% COMPLETE
5	214150	0160	10/07/02	329000	% COMPLETE
5	214150	0170	08/27/02	349900	% COMPLETE
5	215550	0010	01/30/01	153000	DIAGNOSTIC OUTLIER
5	221610	0210	02/28/02	141400	DIAGNOSTIC OUTLIER
5	252500	0020	02/14/02	92296	RELATED PARTY,NEIGHBOR STMT TO DOR,DOR RATIO
5	252500	0490	02/07/02	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis**

**Area 32**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	252550	0260	06/03/02	48262	DOR RATIO
5	252550	0280	05/20/02	193500	EXEMPT FROM EXCISE TAX; RELATED PARTY/NBR
5	321100	0180	06/10/02	33339	QCD;RELATED PARTY,FRIEND,NEIGHBOR DOR RATIO
5	321100	0740	05/16/01	151000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	321110	0890	10/22/01	109876	QUIT CLAIM DEED
5	395590	0030	06/14/02	138875	DOR RATIO
5	395590	0320	08/07/01	349118	% COMPLETE
5	395590	0630	06/24/02	74633	QCD;RELATED PARTY,FRIEND,NEIGHBOR DOR RATIO
5	395590	0880	08/23/01	273861	%COMPL,ACTIVE PERMIT BEFORE SALE>25K
5	395590	0890	08/20/01	348954	%COMPL,ACTIVE PERMIT BEFORE SALE>25K
5	395590	1240	09/10/02	302970	% COMPLETE
5	395590	1270	10/02/01	293630	PREV IMP <=10K
5	395590	1370	06/05/02	296000	RELOCATION - SALE BY SERVICE
5	395590	1370	03/21/02	295000	RELOCATION - SALE TO SERVICE
5	430730	0190	06/24/02	305900	PREV IMP <=10K, DOR RATIO
5	430730	0260	08/01/02	255530	% COMPLETE
5	430730	0270	10/03/02	242120	% COMPLETE
5	430730	0310	12/17/02	276450	PREV IMP <=10K
5	430730	0370	08/29/02	256685	% COMPLETE
5	430730	0390	10/04/02	282847	PREV IMP <=10K
5	430730	0410	12/19/02	315249	PREV IMP <=10K, DOR RATIO
5	430730	0420	12/20/02	272326	PREV IMP <=10K, DOR RATIO
5	430730	0500	08/14/02	264250	% COMPLETE
5	430730	0540	08/07/02	253467	% COMPLETE
5	430730	0550	09/17/02	252155	PREV IMP <=10K
5	430730	0560	08/30/02	268009	% COMPLETE
5	430730	0570	08/01/02	257684	% COMPLETE
5	430730	0590	08/28/02	262601	% COMPLETE
5	430730	0600	09/03/02	256288	% COMPLETE
5	430730	0670	12/05/02	259194	PREV IMP <=10K
5	430730	0710	09/09/02	268918	% COMPLETE
5	430730	0730	11/01/02	271915	PREV IMP <=10K
5	430730	0740	12/17/02	290248	PREV IMP <=10K
5	430730	0770	11/06/02	278392	PREV IMP <=10K
5	430730	0780	10/25/02	271010	PREV IMP <=10K
5	430730	0790	12/31/02	274068	PREV IMP <=10K
5	430730	0800	11/07/02	285503	PREV IMP <=10K
5	430730	0860	10/28/02	265523	PREV IMP <=10K
5	430730	0870	11/01/02	311297	PREV IMP <=10K, DOR RATIO
5	430730	0900	12/23/02	279677	PREV IMP <=10K
5	430730	0980	09/16/02	238005	PREV IMP <=10K
5	430730	1050	09/11/02	256770	PREV IMP <=10K
5	430730	1060	10/01/02	273687	PREV IMP <=10K
5	430730	1070	10/22/02	238720	PREV IMP <=10K
5	430730	1090	10/29/02	256865	PREV IMP <=10K

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**Area 32**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	430730	1100	09/19/02	239890	% COMPLETE
5	430730	1110	11/20/02	254922	PREV IMP <=10K
5	430730	1120	08/26/02	261611	% COMPLETE
5	430732	0010	12/21/02	250797	PREV IMP <=10K
5	430732	0150	12/05/02	242900	PREV LAND<=10K PREV IMP<=10K DOR RATIO
5	430732	0160	11/12/02	275466	PREV IMP <=10K
5	430732	0170	12/06/02	302682	PREV IMP <=10K, DOR RATIO
5	430732	0180	11/27/02	330806	PREV IMP <=10K, DOR RATIO
5	430732	0190	11/21/02	326940	PREV IMP <=10K, DOR RATIO
5	430732	0210	11/27/02	304117	PREV IMP <=10K, DOR RATIO
5	430732	0220	11/19/02	247815	PREV IMP <=10K
5	430732	0230	11/23/02	303809	PREV IMP <=10K, DOR RATIO
5	430732	0240	12/03/02	299663	PREV IMP <=10K, DOR RATIO
5	430732	0270	09/27/02	297657	PREV IMP <=10K, DOR RATIO
5	430732	0280	10/18/02	282714	PREV IMP <=10K, DOR RATIO
5	430732	0300	10/18/02	381868	PREV IMP <=10K, DOR RATIO
5	430732	0310	10/01/02	297380	PREV IMP <=10K, DOR RATIO
5	430732	0320	12/01/02	368901	PREV IMP <=10K, DOR RATIO
5	430732	0330	12/08/02	347750	PREV IMP <=10K, DOR RATIO
5	430732	0340	10/15/02	322454	PREV IMP <=10K, DOR RATIO
5	430732	0360	10/10/02	335786	PREV IMP <=10K, DOR RATIO
5	430732	0370	10/04/02	291265	PREV IMP <=10K
5	430732	0380	10/17/02	414373	PREV IMP <=10K, DOR RATIO
5	512630	0070	11/13/02	334800	PREV IMP <=10K, DOR RATIO
5	512630	0130	09/09/02	365502	% COMPLETE
5	512630	0140	09/23/02	314800	% COMPLETE
5	512630	0260	10/11/02	319800	% COMPLETE
5	512630	0420	10/29/02	340900	% COMPLETE
5	512630	0430	10/01/02	327541	% COMPLETE
5	512630	0440	10/29/02	289800	PREV IMP <=10K
5	512630	0450	10/30/02	324000	% COMPLETE
5	512630	0460	10/19/02	334900	% COMPLETE
5	512630	0480	05/22/02	311487	DIAGNOSTIC OUTLIER
5	512630	0490	07/22/02	329800	DIAGNOSTIC OUTLIER
5	512630	0500	08/26/02	321100	% COMPLETE
5	512630	0510	07/15/02	289800	DIAGNOSTIC OUTLIER
5	512630	0610	09/06/02	314565	% COMPLETE
5	512630	0650	12/02/02	344800	PREV IMP <=10K, DOR RATIO
5	512630	0660	11/25/02	269800	PREV IMP <=10K
5	512630	0970	11/13/02	274800	PREV IMP <=10K
5	512630	0980	09/26/02	350840	% COMPLETE
5	512630	0990	10/16/02	329772	% COMPLETE
5	512630	1000	08/26/02	307538	% COMPLETE
5	512630	1010	09/12/02	344800	% COMPLETE
5	512630	1020	10/31/02	272457	% COMPLETE

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**Area 32**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	512700	0750	08/29/02	217500	DIAGNOSTIC OUTLIER
5	559290	0070	12/04/01	209000	DIAGNOSTIC OUTLIER
5	559290	0120	12/19/01	260000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	563720	0010	11/12/02	269000	PREV IMP <=10K
5	563720	0020	10/14/02	299950	PREV IMP <=10K
5	563720	0030	12/19/02	269000	PREV IMP <=10K
5	563720	0040	11/01/02	299950	PREV IMP <=10K
5	563720	0050	12/30/02	283450	PREV IMP <=10K
5	563720	0060	12/05/02	269950	PREV IMP <=10K
5	563720	0080	12/16/02	272950	% COMPLETE
5	563720	0120	09/20/02	309950	% COMPLETE
5	563720	0130	11/05/02	299000	PREV IMP <=10K
5	563720	0140	11/13/02	293788	PREV IMP <=10K
5	563720	0150	11/07/02	270000	PREV IMP <=10K
5	563720	0160	09/23/02	279950	% COMPLETE
5	563720	0170	10/08/02	299950	PREV IMP <=10K
5	563720	0180	12/19/02	299950	PREV IMP <=10K
5	563720	0190	12/02/02	279950	PREV IMP <=10K
5	563720	0200	11/21/02	299000	PREV IMP <=10K
5	563720	0240	12/26/02	299950	PREV IMP <=10K
5	563720	0270	10/24/02	369950	% COMPLETE
5	563720	0280	11/01/02	389950	% COMPLETE
5	563720	0290	09/23/02	386990	% COMPLETE
5	563720	0330	12/06/02	418950	PREV IMP <=10K, DOR RATIO
5	563720	0340	11/06/02	409950	% COMPLETE
5	563720	0350	10/18/02	429510	PREV IMP <=10K, DOR RATIO
5	563720	0360	09/30/02	380000	PREV IMP <=10K, DOR RATIO
5	563720	0380	11/06/02	409950	% COMPLETE
5	563720	0390	10/18/02	409950	PREV IMP <=10K, DOR RATIO
5	563720	0410	09/19/02	384990	PREV IMP <=10K, DOR RATIO
5	563720	0420	09/25/02	386999	% COMPLETE
5	563720	0430	10/03/02	406000	PREV IMP <=10K, DOR RATIO
5	563720	0440	10/18/02	389950	PREV IMP <=10K, DOR RATIO
5	563720	0450	12/18/02	369000	PREV IMP <=10K, DOR RATIO
5	666903	0210	12/27/02	312201	PREV LAND<=10K PREV IMP<=10K DOR RATIO
5	692800	0190	08/29/02	50000	STATEMENT TO DOR; DOR RATIO
5	692800	0370	01/09/01	75750	IMP CHAR CHG SINCE SALE, %OBSOL, DOR RATIO
5	692800	0490	02/28/01	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	943275	0130	10/12/01	355000	RELOCATION - SALE BY SERVICE
5	943275	0130	10/12/01	355000	RELOCATION - SALE TO SERVICE
7	108132	0040	12/26/01	260000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	108132	0060	11/26/01	274000	UNFINISHED AREA
7	108180	0400	11/05/01	106080	QCD;RELATED PARTY,FRIEND,NEIGHBOR DOR RATIO
7	132305	9019	09/10/01	280000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
7	132305	9050	12/28/01	175000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis**

**Area 32**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	142305	9013	04/26/01	360000	DIAGNOSTIC OUTLIER
7	142305	9024	11/20/02	117000	DIAGNOSTIC OUTLIER
7	145750	0127	09/10/02	190000	DIAGNOSTIC OUTLIER
7	146340	0037	05/25/01	203000	IMP COUNT
7	172306	9086	02/25/02	534000	DIAGNOSTIC OUTLIER
7	182306	9204	01/09/01	130000	DIAGNOSTIC OUTLIER
7	182306	9204	02/15/01	143000	QUIT CLAIM DEED
7	182306	9215	05/16/02	294000	UNFINISHED AREA
7	182306	9232	08/29/02	160000	UNFINISHED AREA
7	192306	9038	06/11/01	262500	NO MARKET EXPOSURE
7	200600	0210	12/27/02	150000	DIAGNOSTIC OUTLIER
7	202306	9053	09/21/01	115157	DOR RATIO
7	232305	9116	06/28/01	159000	PARTIAL INTEREST;RELATED PARTY/ NBR DOR RATIO
7	232305	9182	02/23/01	213736	DIAGNOSTIC OUTLIER
7	324310	0150	11/16/01	178900	STATEMENT TO DOR
7	324320	0270	09/11/02	120000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	366450	0132	11/29/01	230000	DIAGNOSTIC OUTLIER
7	366450	0313	08/15/01	100000	DIAGNOSTIC OUTLIER
7	379380	0180	07/17/02	202000	UNFINISHED AREA
7	379380	0730	08/12/02	82144	QUIT CLAIM DEED; STATEMENT TO DOR, DOR RATIO
7	404840	0090	03/29/01	387000	CHAR. CHANGE NOT PICKED UP
7	404840	0120	02/14/02	125000	PREV IMP <=10K
7	404840	0120	02/21/01	175000	ESTATE ADMIN, GUARDIAN, EXECTR PREV IMP<=10K
7	404840	0325	10/14/01	91506	EXEMPT FROM EXCISE TAX DOR RATIO
7	404840	0325	10/14/01	91506	EXEMPT FROM EXCISE TAX DOR RATIO
7	404840	0325	03/11/02	132008	QUIT CLAIM DEED DOR RATIO
7	404840	0366	08/30/01	223500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	509540	0410	05/07/01	50579	RELATED PARTY,NEIGHBOR; DOR RATIO
7	509540	0760	06/25/01	214990	RELOCATION - SALE BY SERVICE
7	509540	0760	05/26/01	214990	RELOCATION - SALE TO SERVICE
7	509540	0890	08/27/01	47000	DOR RATIO
7	509540	1250	07/16/01	60000	DOR RATIO
7	509540	1250	10/02/01	76500	DOR RATIO
7	509540	1640	06/04/02	240500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	510330	0090	12/17/02	528000	%COMPL,ACTIVE PERMIT BEFORE SALE>25K
7	519540	0160	05/11/01	162000	DIAGNOSTIC OUTLIER
7	722970	0290	08/23/01	240300	GOVERNMENT AGENCY
7	722970	0295	07/25/01	220000	GOVERNMENT AGENCY
7	722980	0140	02/13/01	54000	QUIT CLAIM DEED; STMT TO DOR DOR RATIO
7	722990	0340	09/17/02	170000	DIAGNOSTIC OUTLIER
7	722990	0360	08/21/02	162000	DIAGNOSTIC OUTLIER
7	722990	0645	03/26/01	3500	DOR RATIO
7	722990	0710	10/31/01	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	723000	0260	05/20/02	329900	DIAGNOSTIC OUTLIER
7	723000	0320	04/24/01	185000	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***

**Area 32**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	723010	0470	08/12/02	368500	DIAGNOSTIC OUTLIER
7	723020	0350	12/21/01	187598	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	723020	0361	02/22/01	33873	RELATED PARTY,FRIEND,OR NEIGHBOR DOR RATIO
7	723020	0391	09/09/02	100000	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
7	723020	0560	05/30/01	49599	PARTIAL INTEREST;RELATED PARTY/ NBR DOR RATIO
7	723020	1030	05/21/02	184000	UNFINISHED AREA
7	723030	0010	03/27/02	120000	DOR RATIO
7	723030	0290	03/09/01	187950	OBSOLESCENCE
7	723030	0310	07/02/01	360000	OBSOLESCENCE
7	723040	0300	01/04/02	175000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 32**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	042305	9083	06/29/01	105000	15700	N	N
4	102305	9181	12/13/02	20000	9975	N	N
4	102305	9236	03/26/02	150000	13850	N	N
4	112305	9018	09/17/01	425000	10413	N	N
5	107203	0230	08/13/01	99900	12240	N	N
5	152305	9078	06/14/01	125000	15300	N	N
5	152305	9090	12/02/02	61000	5663	N	N
5	152305	9187	09/05/02	90000	108028	N	N
5	214150	0020	04/09/02	127007	8560	N	N
5	214150	0030	04/08/02	125707	8279	N	N
7	132305	9138	12/10/02	100000	179467	N	N
7	172306	9046	05/14/02	15000	19602	Y	Y
7	182306	9107	11/25/02	130000	67082	N	N
7	182306	9126	02/05/02	120000	103672	N	N
7	182306	9224	08/17/01	348000	8276	N	N
7	182306	9224	11/30/01	348000	8276	N	N
7	202306	9047	04/02/02	105000	164656	N	N
7	404840	0391	03/22/01	161800	138520	N	N
7	509540	0610	05/22/02	70000	23240	N	N
7	723020	0430	08/05/02	25000	23680	N	N
7	741800	0100	06/27/02	75000	12975	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 32**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	092305	9048	37581	249900	IMPROVED SALE
3	092305	9048	37417	50000	NO MARKET EXPOSURE
3	722750	1370	37586	2600	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	802974	0040	37580	240990	IMPROVED SALE
3	802974	0050	37582	245990	IMPROVED SALE
4	112305	9081	37309	45000	PARTIAL INTEREST (1/3, 1/2, Etc.);
4	122305	9004	37312	420000	PARTIAL INTEREST (1/3, 1/2, Etc.);
4	122305	9086	37399	215000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR;
4	165650	0480	37341	75000	MOBILE HOME;
4	273920	0110	37041	20000	NO MARKET EXPOSURE
4	344870	0030	37608	299950	IMPROVED SALE
4	344870	0230	37592	265950	IMPROVED SALE
4	344870	0240	37609	288950	IMPROVED SALE
5	152305	9090	37536	20000	QCDEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	152305	9187	37299	8000	DOR RATIO
5	162305	9007	37258	2818286	NO MARKET EXPOSURE
5	162305	9009	37435	703507	PARTIAL INTEREST (1/3, 1/2, Etc.);
5	162305	9009	37439	751493	PARTIAL INTEREST (1/3, 1/2, Etc.);
5	162305	9131	37123	1500	DOR RATIO
5	162305	9131	37543	33250	DOR RATIO
7	182306	9281	37462	7250	NO MARKET EXPOSURE
7	509540	1380	37384	7500	DOR RATIO
7	509540	1650	37463	8000	DOR RATIO
7	509550	0160	37512	4800	NO MARKET EXPOSURE
7	722990	0045	37413	14600	NO MARKET EXPOSURE
7	723030	0490	37056	30000	NO MARKET EXPOSURE